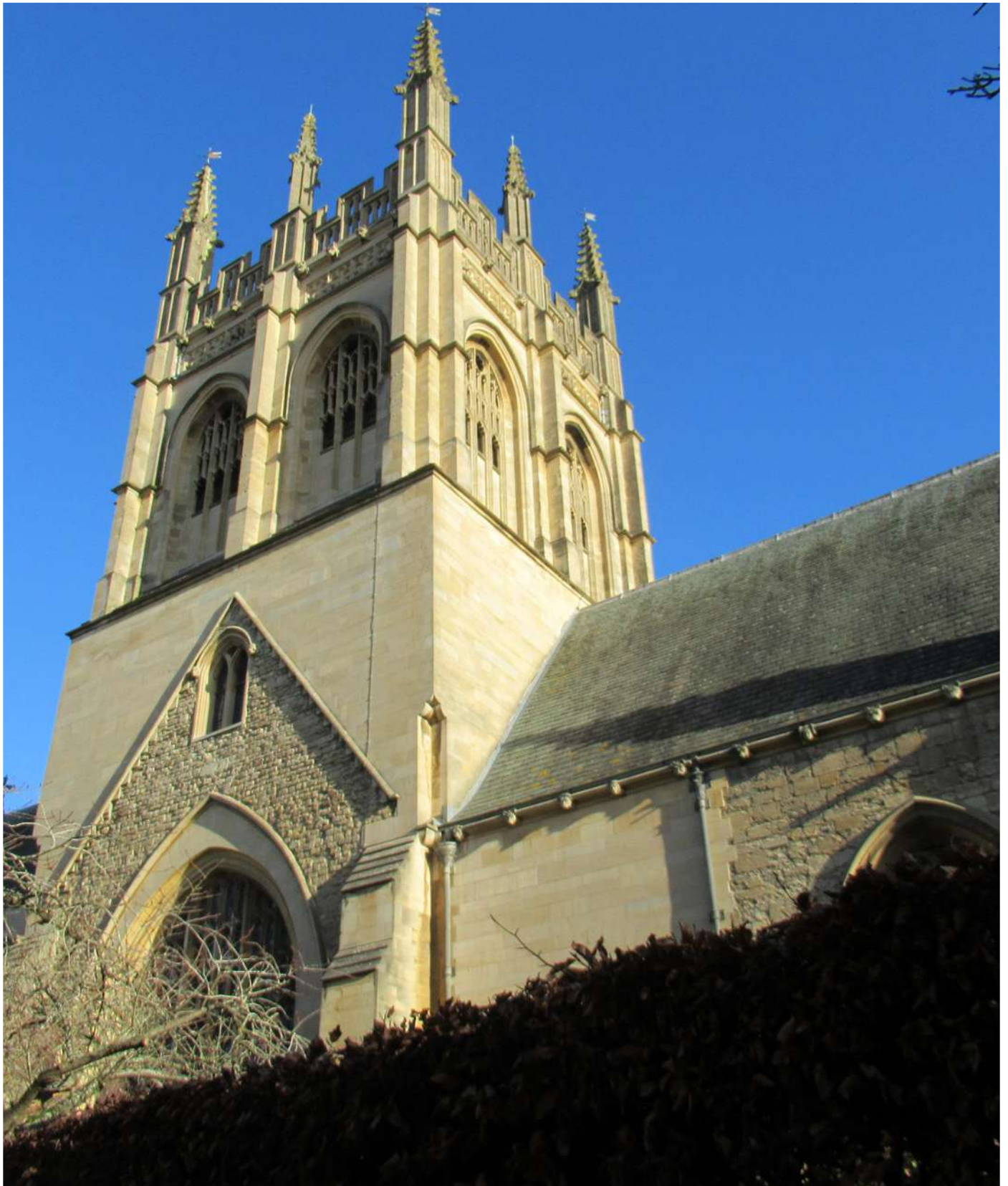


MERTON COLLEGE CHAPEL, OXFORD, OXI 4JD
QUINQUENNIAL INSPECTION REPORT 2022
ISSUE 01
FEBRUARY 2022



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MERTON COLLEGE CHAPEL, OXFORD, OXI 4JD:

QUINQUENNIAL INSPECTION REPORT 2022

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SECTION A:

INTRODUCTION

A1 COMMISSIONING AND PURPOSE

This report has been commissioned by Merton College to meet the Church of England's requirement for a quinquennial condition survey and report to be carried out every five years on listed church buildings. The report includes the Chapel and Sacristy as bounded by the red line on the plan below.

The purpose of the report is to assess the condition of the building fabric and to recommend prioritised repair works necessary for its conservation. The recommended works are set out in line with best conservation practice and relevant legislation and guidance. By setting out a priority order for works the report is intended to aid the best management of works, both for the effective conservation of the fabric and for the economic use of resources.

A2 LOCATION

The chapel occupies the north-western corner of the Merton College complex. Its northern side runs parallel to Merton Street, while the east window looks out onto the Front Quadrangle. The south side is orientated towards Mob Quadrangle, with the college's maintenance yard situated between. The antechapel runs parallel to Grove Walk and the boundary of Corpus Christi College beyond. The location is shown on the aerial view below.



A3 USE AND STATUS

The Chapel is, first and foremost, a place of worship for the College community. Its services are also open to members of the public. During term, there are normally eleven services in the Chapel each week – three of them are sung by the College Choir and one by the College's Girl Choristers (who are drawn from local schools). In addition, there are a number of special services each year attracting large congregations, including carol services for Advent, Christmas and Epiphany, the All Souls' Requiem and during the Passiontide Festival. Choral services are livestreamed. The Chapel is also used a space for private prayer and quiet reflection, and as a venue for concerts and recordings by a variety of groups.

The College elected for Faculty Jurisdiction following changes made in 1994 which withdrew ecclesiastical exemption for college chapels. The College elected to place the chapel within the faculty jurisdiction of the Church of England, administered through the Diocese of Oxford. The faculty rules are explained on this website.⁰¹

A4 GENERAL DESCRIPTION OF THE CHAPEL AND ITS SETTING

The Chapel is located next to Merton Street (see Fig.1). It is normally entered via the entrance and lobby in the south end of the south transept. It can also be entered directly from the street via the North Transept, however this entrance is normally kept locked and only seldom used (see Fig.85).

To the west, the Chapel is bordered by a garden area next to the footpath which links Merton Street to the Meadows. Beyond the footpath are the grounds of Corpus Christi College.

To the south of the chapel is Mob Quad. Between the Quad and the Chapel lies the maintenance yard and the north range of Mob Quad (see Fig.3). The Sacristy is attached to the south side of the Choir and can be entered via the Vestry (No.1 Mob Quad) which has its own entrance within the covered passageway. The vestry and passageway are out of scope for this report.

The east end of the Chapel faces across Front Quad (Fig.2).

The Tower of the Chapel is a dominant landmark on Oxford's skyline and can be seen from many directions, including celebrated views across the Merton playing fields from the Meadows and the River Thames.

A detailed description of the Chapel is provided in the extract from the Buildings of England volume for Oxfordshire (Pevsner and Sherwood, 1974), reproduced in Appendix E. Some alterations have been made subsequent to this publication:

- A ramped external access has replaced the steps at the approach to the main entrance
- A new wooden ramp has been installed between the ante-chapel and choir
- A new organ was installed in 2013.

A5 DESIGNATED HERITAGE ASSETS

As a Grade I listed building, the Chapel has statutory protection as a building of special architectural or historic interest.⁰² The Sacristy, attached to the south side of the choir, is separately listed, also at Grade I.⁰³ The statutory list descriptions are included at Appendix A. The date of original listing for both entries was 12 January 1954.

⁰¹ <https://www.oxford.anglican.org/support-services/legal-diocesan-registry/faculty-jurisdiction/>

⁰² <https://historicengland.org.uk/listing/the-list/list-entry/1199994>

⁰³ <https://historicengland.org.uk/listing/the-list/list-entry/1046681>

SECTION B:

SCOPE AND METHODOLOGY

B1 SCOPE OF THE INSPECTION

The inspection covered the exterior and interior of the Chapel and the Sacristy, subject to the following limitations:

- The survey was restricted to those parts of the Chapel to which access could be readily obtained.
- The survey was carried out as a visual survey only, no opening up was carried out. Therefore, it is not possible to comment on the condition of items of building fabric in concealed voids.
- The roof spaces were not inspected.
- A limited high-level inspection was carried out from accessible parapet walkways and the tower roof. The gutter to west side of north transept was not accessible.

The following specialist assessments have not been carried out as part of this report:

- Report on condition of concealed timbers, bearing ends of beams, etc.
- Asbestos survey to identify the presence and extent of any concealed asbestos containing material (ACM).
- Report on the structural condition of the fabric. Where it is considered that defects require inspection by an Engineer, this has been noted in the report.
- Reports on the mechanical and electrical services installations, fire alarm and intruder alarm.
- Survey of below-ground drainage system.
- Access audit in relation to the Equalities Act
- Conservation of portable artefacts, bells, bell frame and organ.

B2 ACCESS AND BACKGROUND DOCUMENTS

Relevant extracts from the following documents were provided by the Clerk of Works:

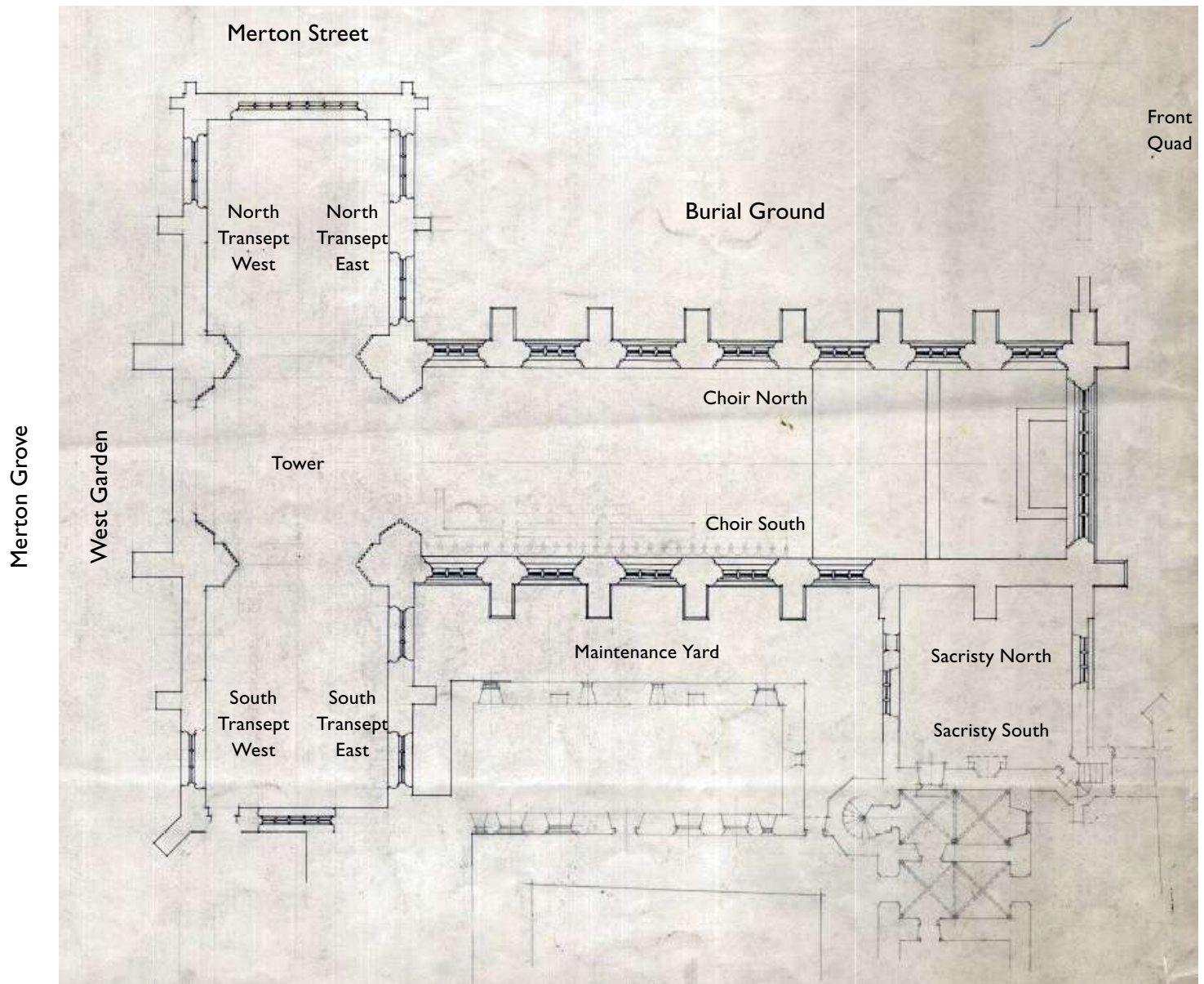
Asbestos Management Survey dated 23rd April 2013. This stated that no asbestos-containing materials were detected during the survey of the Chapel and Sacristy.

Fire Risk Assessment, dated 26th October 2020. This contained recommendations regarding management procedures, testing of emergency lighting and fire alarms, staff training and effectiveness of the emergency escape route via the Sacristy. There were no recommendations affecting the built fabric of the building.

No other documentation or updated building plans were available at the time of inspection.

B3 IDENTIFICATION OF PARTS

Compass point references used in the text relate to the best approximation to grid north, the Choir is taken as the east end of the Chapel.



Plan of the Chapel

B4 RECOMMENDATIONS FOR FURTHER INVESTIGATION

It is recommended that the following additional investigations are undertaken:

- Timber survey to establish any areas of structural weakness or decay, including any ongoing infestation by wood-boring beetle. To include a detailed survey of all roof voids and wall plates at roof level. See E1.6 below.
- Close inspection of medieval statuary on the north façade of the north transept by a specialist stone conservator. See E1.7.9 below.
- Conservator's report on cleaning and conservation of the painted ceiling over the Choir. See E2.3.4 below.
- Review by a M&E engineer of the heating and electrical services in the Sacristy. See E2.6.7 below.

It is also recommended that a digitised survey of the whole building is carried out as no accurate plans or elevation drawings were available at the time of survey.

B5 AUTHORSHIP AND METHODOLOGY

The inspection and report have been carried out by :

- Alex Jeremy, BArch(Hons) MArch RIBA AABC.
Architect

The survey was facilitated by The Revd Canon Dr Simon Jones, the Merton College Chaplain, and Khris Watts, Maintenance Manager.

B6 DATES OF INSPECTION AND WEATHER CONDITIONS

The inspections were carried out over two days:

- 9th November 2021. Weather conditions were mild and dry.
- 23rd November 2021. Weather conditions were mild and dry.

B7 RELEVANT STANDARDS

Under the provisions of the Ecclesiastical Jurisdiction and Care of Churches Measure 2018, as amended by the Church of England (Miscellaneous Provisions) Measure 2020, all parish churches in the Diocese, all other consecrated churches and chapels including licenced places of worship opted in under paras 38 to 44 of the Measure (previously the Care of Places of Worship Measure 1999), and buildings licensed for public worship, must be inspected at least once in any five-year period. Further guidance is available on the Church of England's website.⁰¹

⁰¹ <https://www.churchofengland.org/resources/churchcare/advice-and-guidance-church-buildings/quinquennial-inspections>

B8 DEFINITION OF PRIORITIES

In Section F ('Recommended Repairs') the categories are taken from *Managing Heritage Assets* (Historic England, 2009):

Overall condition of asset – categories:

Condition	Buildings, structures
A Good	Structurally sound, weather-tight, and with no significant repairs needed.
B Fair	Structurally sound, but in need of minor or localised repair, or showing signs of a lack of general maintenance.
C Poor	Deteriorating structure, breached weather- tightness or general deterioration of most elements of the fabric; or where a re or other disaster has affected part of the asset.
D Very bad	Structural failure or clear signs of structural instability, or serious loss of weather-tightness leading to major deterioration of the interior; or where there has been a re of other disaster affecting most of the asset.

Priority assessment (Categories 1-3 are rated in order of both importance and urgency to maintain the asset. Categories 4 and 5 will have their own timescales):

Priority	Rating	Definition	Notes
1	For Immediate Attention	Required immediately for legal or safety reasons, or to prevent imminent damage or rapid deterioration	Must be put in hand immediately
2	For Completion Within Two Years	Required urgently to avoid increased cost or dilapidation	Should be put in hand as soon as possible, certainly within two years
3	For Completion Within Five Years	Necessary within 5 years to preserve the value or utility of the asset. Will include some cyclical maintenance	Should be planned over the next 1-5 years
4	For Completion Within Ten Years	Repeat cyclical maintenance or longer term planned repairs	
5	Desirable	To improve function or performance, or enhance or reinstate features	Plan as appropriate, alongside other higher priority works, or defer to later years
6	Further Investigation	Areas Requiring Monitoring or Further Investigation	

SECTION C:

HISTORY AND SIGNIFICANCE OF THE BUILDING

C1 BUILDING HISTORY

A summary of the Chapel's construction during the medieval period is provided in the Pevsner volume for Oxfordshire (see Appendix C)⁰¹:

Merton Chapel is only a fragment. Walter de Merton wanted it to have a nave and aisles. If it had, to any reasonable length, the whole would have been at least 200ft and more probably 240....As it is, the nave and aisles were never built, and so, consisting of transepts, crossing and choir only, Merton established the type which other Oxford colleges followed....Only the choir dates from the C13. It is in fact well dated. Work had started just before 1290 and roofing took place in 1296-7. The window details fit such a date to perfection and are one of the best examples of late C13 tracery in the country. The E window is huge, of seven lights, all pointed-trefoil-cusped and with, in the head, a roundel of twelve spokes, all also pointed-trefoil-cusped. The three plus three side parts have intersecting tracery. This combination of intersecting tracery with a roundel destroying its even rhythm is typical of c.1300. The side windows are of three lights and have motifs in which spherical triangles dominate, though there are also circles, trefoils, and other motifs of the geometrical style of tracery. When the choir was built, work went into the crossing, which was built c.1330-5. The S transept followed in 1367-8, though its windows are C15 and similar to those of the N transept whose date is supposed to be 1416-24. The dedication took place in 1425, but the tower over the crossing was only erected in 1448-9.

A detailed timeline which records later changes to the Chapel down to the present day is provided in Appendix D.

C2 BUILDING SIGNIFICANCE

The Chapel is listed Grade I⁰² and the Sacristy is listed separately as Grade I.⁰³ Their listing at the highest grade identifies them as being of national significance. Significance is defined in the National Planning Policy Framework (as amended July 2021) as:

The value of a heritage asset to this and future generations because of its heritage interest. This interest may be archaeological, architectural, artistic or historic. Significance derives not only from a heritage asset's physical presence, but also from its setting.

Interpretation of the policies in the NPPF is provided by the on-line Planning Practice Guidance (PPG), most recently updated on the 23 July 2019. The PPG states provides further guidance on heritage interests:

- **archaeological interest:** As defined in the Glossary to the National Planning Policy Framework, there will be archaeological interest in a heritage asset if it holds, or potentially holds, evidence of past human activity worthy of expert investigation at some point.
- **architectural and artistic interest:** These are interests in the design and general aesthetics of a place. They can arise from conscious design or fortuitously from the way the heritage asset has evolved. More specifically, architectural interest is an interest in the art or science of the design, construction, craftsmanship and decoration of buildings and structures of all types. Artistic interest is an interest in other human creative skill, like sculpture.
- **historic interest:** An interest in past lives and events (including pre-historic). Heritage assets can illustrate or be associated with them. Heritage assets with historic interest not only provide a material record of our nation's history, but can also provide meaning for communities derived from their collective experience of a place and can symbolise wider values such as faith and cultural identity.

⁰¹ Oxfordshire, Jennifer Sherwood and Nikolaus Pevsner, 1974

⁰² <https://historicengland.org.uk/listing/the-list/list-entry/1199994>

⁰³ <https://historicengland.org.uk/listing/the-list/list-entry/1046681>

HISTORY AND SIGNIFICANCE OF THE BUILDING

The significance of the Chapel has not been analysed in detail as part of this survey nor has a Conservation Management Plan or Heritage Statement been prepared. However, a reasonable assumption for this Grade I listed building and scheduled monument is that the archaeological, architectural and historic interests are all very high.

The significance of the stained glass is confirmed in the York Glaziers Trust's condition report of 2018:

The stained glass of Merton College Chapel is of the highest artistic merit, and provides some of the most exceptionally well-preserved examples of its type in Britain. Professor Tim Ayers has produced an exhaustive two volume study of the windows, with a detailed and meticulous general introduction, including the history of the glazing, and an accompanying fully illustrated catalogue

SECTION D:

GENERAL STATE OF THE BUILDING

D.1 GENERAL SOUNDNESS OF THE BUILDING

The structural condition of the Chapel shows no evidence of significant distress or dilapidation. Several areas of cracking and damage were however identified to external finishes, components and roof timbers which require further attention, see section D3 below.

D.2 DEGREE OF DETERIORATION IN RELATION TO AGE

The degree of deterioration is consistent with the age of the structure and the fact that the chapel was the subject of a major programme of stone repair carried out in the second half of the twentieth century.

D.3 AREAS REQUIRING ATTENTION

The principal areas which require attention are as follows:

Roof Coverings

The slated roof coverings are in good to fair condition with only minor defects noted.

The lead sheet covering on the north-facing slope of the Choir is dated 1773. The lead bays are over-long and thus susceptible to slipping. Whilst not immediately urgent, renewal of the leadwork should be planned for in the next 10 years.

External Stonework

The building underwent a major programme of stonework repair and conservation starting in the 1960s and continuing through until the 1990s. This has left the exterior masonry in generally sound condition. Various minor instances of open joints and staining are noted in Section D below.

Statuary on North Side of the North Transept

The medieval statues of the Virgin and St John the Baptist are of very high artistic and historical significance. They were last conserved in 1960 and are now appear to be in deteriorating condition. A close inspection by a specialist stone conservator is recommended to ascertain what repairs are needed.

Energy Efficiency

Whilst this matter is outside the scope of this report, measures to reduce energy use and to reduce the building's carbon footprint are a matter of urgency in view of the government's statutory target of achieving net zero carbon emissions by 2050.

The Church of England has begun monitoring energy usage in Anglican ecclesiastical buildings with a view to net-zero carbon by 2030. At the time of this report, the most effective way for churches to achieve this goal is via procuring green energy i.e. that which is carbon-neutral. The introduction of directly sustainability measures to historic – and particularly Grade I listed buildings is difficult but not impossible. As such, it is recommended that the following measures are considered in relation to the Chapel and Sacristy:

- Reduction of heat-loss through draught proofing – investigations in to and proposals toward this are in progress.
- Reduction of heat-loss through introduction of secondary glazing.
- Reduction of heat-loss through the introduction of insulation to roof voids – this is best achieved when roof coverings are replaced so as not to disturb ornate interior finishes.
- Humidity-based control of heating systems – this is excellent for the protection of fabric but sometimes does not serve comfort of users ideally.
- PV arrays to discrete roofs – in this instance, the view of the south roof of the Chapel is obscured by surrounding college buildings.
- Introduction of LED lighting throughout – this is in progress.

GENERAL STATE OF THE BUILDING

Heating

The coldness of the chapel as experienced by its users is a very long-standing issue. The heating and thermal comfort in the Chapel was the subject of a report by Professor Susan Roaf in 2020 which has led to a number of proposals for improving thermal comfort. These include the proposal to install a new double lobby entrance into the chapel via the south transept (subject of current design proposals by Purcell). It is also proposed to introduce heated pew cushions and a heated mat under the carpet in front of the altar.

The chapel is heated continuously from September to April/May via an oil-fed pipe system. These pipes are fixed between the tiered pews running parallel to the windows. During the summer months, the heating is permanently off.

Stained Glass

The medieval stained glass is of national importance. The York Glaziers Trust has confirmed that although the stained glass is largely structurally sound, some windows are bowed and the windows are suffering extensively from paint loss. This is particularly pronounced in the north and south windows of the chapel. Custom-made secondary glazing has been recommended by the Trust to offer the windows protection against mechanical damage.

In April 2018, the York Glaziers Trust undertook a survey of the fifteen windows in the eastern arm of Merton College Chapel, as well as the west window, and to compile a condition report and conservation recommendations. This was followed by their Condition Report on the Stained Glass in the Chapel and West Window of the Antechapel, and Conservation Recommendations (June 2018).

The Executive Summary is reproduced here:

While the stained glass in the chapel at Merton College is largely structurally sound, the windows are suffering extensively from paint loss. This is particularly pronounced in the north and south windows of the chapel.

A major contributory factor to this paint loss is the ongoing functioning of the windows as weather shields, bringing the panels in direct and frequent contact with internal and external moisture during cycles of condensation and rain. Pressure from driving winds will also have contributed to the bowing of some of the panels.

*In order to arrest the paint loss problems, and safeguard the stained glass, **it is strongly recommended that the windows be placed within an internally ventilated protective glazing system.** This preventative method creates a stable environment for the stained glass, and has been demonstrated to be the most effective long-term mechanism currently available to safeguard stained glass from further paint loss and corrosion.*

Relieving the stained glass of its function as a weather shield makes other highly necessary interventions possible, such as securing cracked glass with conservation grade epoxy resins, and the removal of external plates. Edge-bonding materials that have discoloured and become brittle can also be treated at this time.

Custom-made secondary glazing would also offer the window protection against mechanical damage. Winds will also have contributed to the bowing of some of the panels.

GENERAL STATE OF THE BUILDING

Bell Chamber

The timber louvres and boarding in the openings of the bell tower are in poor condition and the bell chamber itself is showing a lack of maintenance. Access to the bell chamber is particularly difficult as it can only be approached by a narrow circular staircase.

Sacristy

The electrical and heating services in the Sacristy are dated and appear unfit for purpose. Their renewal would be a good opportunity to improve thermal comfort and reduce energy use.

Maintenance Yard

This area is crowded with surplus building materials and needs improved house-keeping through disposal of surplus items and a more methodical approach to storage of items which may be required. Improved storage could take the form of racking within the yard or off-site storage.

SECTION E:

FINDINGS OF THE INSPECTION

Element		Condition
EI External & Roofs		
EI.1 Roof Coverings And Gutters		
EI.1.1 Choir – North Slope	Leaded covering with date 1773.	The condition of the leadwork is fair. Some poor-quality repairs have been made in the past – see figs. 5 & 6
	There are four separate sheets between ridge and gutter. The size of the individual sheets is considerably greater than recommended, being about 2.6m in length. It was reported that the lead sheets slip occasionally.	The flashings which cover the junction between the east gable and the lead sheeted roof appear insecurely fixed – see fig. 7
	It appears that the last bay next to the east end has been replaced, possibly at the same time as external masonry repairs.	See fig. 7
	Catch pit to each parapet outlet and hopper. Gutter ‘duck’ boards to lead-lined parapet gutter.	Hoppers appear in good condition – see fig. 8. Some build-up of debris to catch pits – see fig. 9. Some build-up of debris to gutter ‘duck’ boards – see fig. 10.
EI.1.2 Choir – South Slope	The roof is covered with Westmoreland slates.	All in good condition – see figs. 11 & 12
	Roof falls to a lead-lined parapet gutter lined in timber gutter ‘duck’ boards with further timber balustrading at access to gutter.	Some evidence of decay to timber – see fig. 13. Otherwise appears in good condition. Timber balustrading is decayed – see fig. 15.
	Lead parapet gutter outlets feed to lead hoppers.	Appear in good condition. Lead outlets potentially encourage run-off to miss hopper – see fig. 14
		Routine maintenance sufficient to replace occasional slipped slates and to ensure parapet gutters and outlets are free of debris.
EI.1.3 South Transept – East Slope	Roof is covered in Westmoreland slates.	All appear in fair condition - see figs. 16 & 17
	Lead lined parapet gutter with fibreglass gutter ‘duck’ boards over.	Leadwork in good condition – see fig. 17

FINDINGS OF THE INSPECTION

	Element	Condition
El.1.4	Roof is covered in Westmoreland slates	All appear in good condition – see fig. 16
South Transept – West Slope	Roof falls to an eaves gutter sat on string course which feeds to lead hoppers and downpipes	Appears in good condition – see figs. 16 & 27
El.1.5	The roof is covered with Westmoreland slates with lead flashings.	Slates are in fair condition – see figs. 19-21. There are about 20 slates which are either missing, displaced or tagged in position with metal strips. Flashings appear in good condition – see fig. 21.
North Transept – East Slope	Roof falls to a lead-lined parapet gutter.	Gutters appear in fair condition; however gutter 'duck' boards show signs of decay and cause considerable build-up of debris – see fig. 20.
	Stone spirelet to north-east corner	In good condition – see fig. 22
El.1.6	The roof is covered with Westmoreland slates. It falls to a lead-lined parapet gutter.	Gutter not accessible, however, slates appear in fair condition with likely some slipped slates. Gutter likely has some build-up of debris – see fig. 18
North Transept – West Slope	Stone spirelet to north-west corner	Likely in fair condition.
El.1.7	The roof was re-leaded in 1981 as confirmed by lead inscription. The leadwork gutter on each side falls to an outlet at each end of the gutter.	Leadwork all in good condition. No defects or outstanding maintenance were noted. Gutters largely free of debris. See figs. 23-26
Tower Roof	Stone spirelets to each corner and midspan	All appear in good condition with only minor defects noted – see figs. 27-28
El.1.8	There are three gablets on the upper part of the roof containing triangular windows with leaded lights.	In overall fair condition – see fig. 29. The leaded lights have some cupping – see fig. 33
Sacristy – North Slope	Welsh slates to upper gabled slopes. Westmoreland slates to lower slope.	There are some slipped slates, early signs of timber decay and perished mortar at the junction of the slates with the ends of the gablets – see fig. 29
	The lower roofs fall to a lead-lined gutter. Valley gutters between gablets outlet to lead runners laid over slates to lead valley gutter with catchpits.	The lead-lined catch pits are not easily accessible except with ladders and are prone to blockage – see figs. 30 & 31
	Lead valley gutter to west elevation.	In fair condition with some build-up of debris – see fig. 34

FINDINGS OF THE INSPECTION

	Element	Condition
EI.1.9 Sacristy – South Slope	There are three gablets on the upper part of the roof containing triangular windows with leaded lights. The lower roofs fall to a lead-lined gutter.	<p>In overall fair condition – see figs. 35 & 36. This slope is noticeably more decayed than the north side.</p> <p>There are some slipped slates, signs of timber decay and perished mortar at the junction of the slates with the ends of the gablets – see fig. 40.</p> <p>The leaded lights have some distortion, though less than on the north side – see figs. 35 & 36.</p> <p>The lead-lined catch pits are not easily accessible except with ladders and are prone to blockage – see fig. 37. Lead flashings appear in good order for the most part – see fig. 39 – but with some considerable areas of decay to rainwater management installation – see fig. 38.</p>
EI.2 Stone Staircases		
	A spiral stone staircase is attached to the south-east corner of the south transept. It rises from ground level to the level of the main roof. A further spiral stone staircase at the north-east corner of the tower rises from this level, passing the bell chamber to the tower roof level. The same staircase provides access to the parapet gutter which runs along the north side of the choir roof.	<p>The stone staircases are in good condition for their age – see fig. 41</p> <p>Rope handrails have been installed since 2000 to improve their safety.</p> <p>Routine maintenance is required to keep them swept clean and clear of any debris.</p>
EI.3 Parapet Gutters Generally		
	<p>The leadwork is generally in good condition.</p> <p>The ‘duck’ boards are aging and slippery.</p> <p>The wicket gate at the south-east corner of the Tower is collapsing and needs to be replaced.</p>	See fig. 20. Routine maintenance is sufficient to keep the catch pits clear of debris.

FINDINGS OF THE INSPECTION

Element	Condition
EI.4 Lightning Protection	
Lightning conductor tapes are laid to all parapets, finials and gable copings.	See fig. 26. It is understood that the system is regularly inspected by Bacon.
EI.5 Roof Void Over the Choir	
Access is via a small opening in the wall of the adjoining passage. This is awkward and the inspection was limited to the area that could be seen from the passage. It was noted that there is rockwool or fibreglass insulation to the underside of the slates on the south slope. The north slope is boarded to the underside of the lead, with no insulation. A smoke detector has been installed within the roof void.	See fig. 42. There is potential to add insulation to the underside of the north slope.
EI.6 Timber Structure Generally	
The roof structure appears to be original, having large unmachined timbers.	Some signs of beetle infestation were noticed, but a detailed inspection is necessary to confirm the extent of any damage and whether it is active.

FINDINGS OF THE INSPECTION

	Element	Condition
EI.7 External Masonry		
EI.7.1 Choir: North Elevation	This façade faces the burial ground and Merton Street and is adjacent to the North Transept: east elevation.	See fig. 43 and fig. 44
	The Burial Ground consists of lawn with shrubs to north margin and cobbled setts to buttress recesses, separated from lawn by a drainage channel.	See External Areas.
	Façade of coursed ashlar limestone to upper levels and plinth with coursed rough-faced limestone to lower, separated by copings and string course.	Stonework to the façade appears in good condition with some localised weathering and staining from water run-off, particularly to the cills, parapet copings, and string courses. Some poor pointing is present to rough-faced stonework – see fig. 45
	There are 7 arch-headed windows with stone tracery; the 3 windows to the east and west of the central window repeat in pattern; all a variation on trefoil design. Grotesque entablature – likely re-carved – is over each window bay beneath the string course.	See also windows. All are in good condition with multiple instances of recent stonework repairs to the lower window reveals – see fig. 44. Entablature is in good condition, however some missing – see fig. 46. Cills and lower string courses are discoloured from weathering but appear in good to fair condition.
	To each stepped and pitched buttress of coursed ashlar with rough-faced stone returns between windows is a gargoyle (6no total), rainwater disposal now blocked.	Pitches and stone string courses display signs of discolouration from water run-off but are otherwise in fair order. Buttresses appear to have recent stone repairs and again show signs of water run-off. Some open joints and spalling stone present to buttresses. Gargoyles appear in fair order but are significantly discoloured – see fig. 45.
	There are five lead rainwater hoppers, each clearly dated 1828. These are connected to lead downpipes which discharge directly onto stone pavers and cobbled setts and thus into an open channel.	Lead downpipes appear undersized but seem to adequately handle rainwater run-off and are otherwise in good condition. There is evidence of discolouration and moss-growth to paving – see fig. 47. The open channel is noted as a risk to pedestrians on signage and appears to drain well to a gulley to the north-west of the burial ground – see figs. 48 and 49.

FINDINGS OF THE INSPECTION

	Element	Condition
EI.7.2 Choir: East Elevation	This façade faces the Front Quad and is adjacent to the entrance to the Burial Ground and Sacristy: east elevation.	See fig. 50
	The front quad consists of cobble setts with inset stone flags.	See External Areas.
	Façade of coursed rough-faced limestone to upper - with inset kneelers and capping – and plinth lower. Coursed ashlar limestone to lower string courses.	Stonework to the façade appears in good condition with some localised weathering and staining from water run-off, particularly to cills and string courses. There are some open joints to ashlar and rough-faced stonework – see fig. 51.
	The principal east window comprises fine stone tracery and inset rose window to apex with trefoil window over.	See also windows. In good condition with recent repairs and cleaning evident. Cills and lower string courses show signs of discolouration from weathering but appear in fair to good condition. Gargoyle appears in fair order but is significantly discoloured from weathering – see fig.50.
	Buttresses to north and south of coursed ashlar limestone with tracery to upper. There is a gargoyle to the north buttress (rainwater disposal now blocked); that to the south has presumably been removed, or not replaced following failure.	Pitches and string courses show signs of discolouration from weathering. Tracery appears in good condition. Some open joints are present to ashlar stonework – see fig. 51.
	Attached and away to the north are walls and high railings to the burial ground.	See External Areas.

FINDINGS OF THE INSPECTION

	Element	Condition
EI.7.3 Choir: South Elevation	<p>This façade faces the Maintenance Yard which occupies the space between it and the north elevation of the North Range to the Mob Quad and is adjacent to the Sacristy: west elevation and the South Transept: east elevation.</p>	<p>See figs. 52 & 53</p>
	<p>The yard is accessed via an arch-head timber door in the wall to the north extent of the Mob Quad. The yard is surfaced partly in concrete, partly with stone setts. Bird netting is installed at high level across the yard.</p>	<p>See External Areas.</p>
	<p>Façade of coursed ashlar limestone to upper levels and plinth with coursed rough-faced limestone to lower, separated by copings and string course.</p>	<p>Stonework to the façade appears in good condition with some localised weathering and staining from water run-off, particularly to the cills, parapet copings, and string courses. Works sheds and material prevents inspection of façade lower – see fig. 53.</p>
	<p>There are 7 arch-head windows with stone tracery; the 3 windows to the east and west of the central window repeat in pattern; all a variation on trefoil design. No entablature present, contrary to choir north elevation. Bird mesh to all windows – see also bird netting across Maintenance Yard.</p>	<p>See also windows. All are in good condition with multiple instances of recent stonework repairs to the window reveals – see fig. 54. Copper staining to cills but otherwise appear in good condition – see fig. 55.</p>
	<p>Stepped and pitched buttresses of coursed ashlar with rough-faced stone returns between windows.</p>	<p>Pitches and stone string courses display signs of discolouration from water run-off but are otherwise in fair order. Buttresses appear in good condition and to have received recent stone repairs – see fig. 54.</p>
	<p>There are 2 lead rainwater hoppers. These are connected to lead downpipes which discharge to gullies at ground level.</p>	<p>Hoppers and downpipes appear undersized but otherwise in good condition, although with some signs of age – see figs. 56 & 57. Gullies are blocked – see also external areas and fig. 58.</p>
	<p>A stone-coloured lightning protection downtape is present to the inside of the east-most buttress.</p>	<p>This appears in good order and its placement is reasonably subtle – see fig. 57. The system should be tested in accordance with the manufacturer's and building insurer's requirements.</p>
	<p>A large quantity of electrical wiring is present to the east face of the we-most buttress.</p>	<p>While this is obtrusive per se, its place in the maintenance yard ensures that the detrimental effect on the significance of the asset is reduced – see fig. 56. Fixings should be monitored for potential damage to stone/pointing.</p>

FINDINGS OF THE INSPECTION

	Element	Condition
EI.7.4 South Transept: East Elevation	<p>This façade faces the Maintenance Yard - which occupies the space between it and the north elevation of the North Range to the Mob Quad – and the west elevation of the North Range to the Mob Quad. It is adjacent to the Choir: south elevation and South Transept: south elevation.</p>	<p>See figs. 59 & 60.</p>
	<p>External area between the façade and the north façade of the Mob Quad East Range is formed as a concrete lined sump, draining to a gulley.</p>	<p>See also External Areas. Gully to concrete sump is partially blocked – see fig. 60.</p>
	<p>Façade of rough-faced limestone with stone string courses and cills.</p>	<p>View is obscured by proximity of adjacent buildings, however, stonework and pointing appears in good con- see figs. 59 & 60.</p>
	<p>2no. arch-head windows of equal size with substantial ferramenta and stone decorative roses to arch ends.</p>	<p>See also windows. Both are in good condition with minor damage noted to stonework and evidence of repairs/re-pointing. Some evidence of staining from water run-off. See fig. 59.</p>
	<p>Stepped and pitched buttresses of coursed ashlar faces with rough-faced stone returns.</p>	<p>All in good condition - see figs. 56 & 61. Some moss growth which should be monitored.</p>
	<p>No lead hopper and downpipe to buttress.</p>	<p>Lead rainwater goods appear undersized but in fair condition in accordance with likely age - see fig. 61. There is a build-up of moss to the Mob Quad East Range north elevation which indicates an issue for review, likely lack of gutter – see figs. 60 & 62. Further to this, gullies across the yard appear to be blocked by various material – see figs. 63 & 58.</p>
	<p>A large quantity of cables and distribution boards are present to the façade and run to both buttresses.</p>	<p>While this is obtrusive per se, its place in the maintenance yard ensures that the detrimental effect on the significance of the asset is reduced – see figs. 56 & 61. Fixings should be monitored for potential damage to stone/pointing.</p>

FINDINGS OF THE INSPECTION

	Element	Condition
EI.7.5 South Transept: South Elevation	This façade includes the main entrance to the Chapel and is adjacent to the west elevation of the Mob Quad West Range and the South Transept: west elevation.	See figs. 64 & 65.
	The West Garden forms the external area west and south of the South Transept and is laid to lawn with inset path of stone pavers which lead south adjacent to the west elevation of the Mob Quad West Range.	This area is out of the scope of this report but kept in similarly good condition to other external areas – see External Areas.
	Façade of coursed ashlar stone with stone string courses and arch-head doorway aperture with substantial timber door. Stepped and coped buttresses of ashlar limestone faces with rough-faced limestone returns at 45deg to corners with spirelets.	Façade is covered partially by adjacent trees; however, stonework is in fair condition with some notable instances of spalling and poor pointing – see fig. 66. Bases of door reveals have significant weathering – see figs. 67 & 68. Buttresses are in fair condition with spalling and poor pointing noted to both ashlar and rough-faced stonework – see fig. 69.
	Ino arch-headed window with stone tracery, grotesques to arch ends, and substantial ferramenta.	See also internal windows. Window is in fair condition with poor condition noted to some reveals and leading edge of tracery – see fig. 64
	Arch-headed timber door leads to timber lobby to south transept	In fair condition with some localised decay noted - see fig. 64

FINDINGS OF THE INSPECTION

	Element	Condition
EI.7.6 South Transept: West Elevation	<p>This façade faces the West Garden and Corpus Christi College beyond Merton Grove and is adjacent to the South Transept: south elevation and Ante-Chapel: west elevation.</p>	<p>See fig. 64.</p>
	<p>The West Garden forms the external area to this elevation and is bounded by the North and South Transepts and Ante-Chapel west elevations, and walls and attached high railings to Merton Street to the north and Merton Grove to the west, respectively.</p>	<p>See External Areas</p>
	<p>Façade of coursed rough-faced limestone with coursed ashlar limestone over archway (blocked) with stone string course.</p>	<p>Stonework in good condition with instances of repairs noted to both rough-faced and ashlar sections. Some poor pointing and spalling stone noted to rough-faced sections. See fig. 64.</p>
	<p>1 no arch-head window with stone tracery, grotesques to arch ends, and substantial ferramenta.</p>	<p>See also windows. Window is in fair condition with poor condition noted to some reveals and leading edge of tracery – see fig. 70</p>
	<p>Stepped and coped buttress of coursed ashlar stone faces and returns. Grotesque entablature to cornice.</p>	<p>Evidence of spalling stone to face and water staining to returns - see fig. 71</p>
	<p>2 no lead rainwater hoppers leading to lead downpipes are located to the inside face of each buttress and discharge to open gullies at ground level.</p>	<p>Lead downpipes appear undersized but seem to adequately handle rainwater run-off and are otherwise in good condition commensurate with age. Gullies are obscured by vegetation/ composting enclosures and are therefore prone to blocking – see fig. 72.</p>

FINDINGS OF THE INSPECTION

	Element	Condition
EI.7.7 Ante-Chapel: West Elevation	<p>This façade faces the West Garden and Corpus Christi College beyond Merton Grove and is adjacent to the South and North Transepts: west elevations, respectively. This element would traditionally have been abutted by the Nave, unbuilt.</p>	<p>See figs. 73 & 74</p>
	<p>The West Garden forms the external area to this elevation and is bounded by the North and South Transepts and Ante-Chapel west elevations, and walls and attached high railings to Merton Street to the north and Merton Grove to the west, respectively.</p>	<p>See External Areas.</p>
	<p>Façade of coursed ashlar limestone with inset rough-faced limestone following pitched line of unbuilt Nave to west and stone string course and cills. Within this is inset large west window with fine stone tracery and ashlar limestone surround, and plain arch-head window over.</p>	<p>Ashlar is in good condition. Instances of poor pointing to rough-faced stone – see fig. 75. See also internal windows.</p>
	<p>2no substantial stepped and coped buttresses of ashlar faces and returns to each side of window.</p>	<p>Evidence of water staining to stonework, possibly from free discharge of rainwater from tower roof. Some evidence of spalling stone and poor pointing – see figs. 74 & 76.</p>

FINDINGS OF THE INSPECTION

	Element	Condition
EI.7.8 North Transept: West Elevation	This façade faces the West Garden and Corpus Christi College beyond Merton Grove and is adjacent to the Ante-Chapel: west elevation and North Transept: north elevation.	See fig. 74 & 77.
	The West Garden forms the external area to this elevation.	See External Areas.
	Façade of coursed ashlar limestone with inset arch, blocked with rough-faced limestone. Stone string course with grotesque entablature and stone cills.	Stonework is in fair condition generally but with multiple instances of spalled stone in the vicinity of water run-off – see fig. 78. Evidence of undermining of stone to base – see fig. 79. Considerable weathering to string course.
	1 no arch-head window with stone tracery and cill.	Stonework is in good condition with evidence of recent stone repairs. Considerable weathering present to cill and some poor stonework to arch and south reveal.
	2 no stone stepped and coped buttresses; central to lower string course and north to upper string course.	Evidence of considerable staining from water run-off to north side of north buttress – see figs. 80 & 81. Evidence of spalled stonework to buttress face – see fig. 78.
	1 no lead hopper leads to lead downpipe and discharges to gulley at ground level.	Lead downpipe appears undersized but seems to adequately handle rainwater run-off and is otherwise in good condition, commensurate with age. See fig. 82.

FINDINGS OF THE INSPECTION

	Element	Condition
EI.7.9 North Transept: North Elevation	<p>This façade faces Merton Street and Corpus Christi College Jackson and Oldham buildings and is adjacent to the North Transept: west and east elevations, respectively. This elevation is abutted by walls and attached high railings which bound the north extents of the West Garden and Burial Ground.</p>	<p>See figs. 80 & 83.</p>
	<p>Merton Street itself forms the external area adjacent to this elevation.</p>	<p>Out of scope.</p>
	<p>Façade of coursed ashlar limestone with stone string course with grotesque entablature to lower and stone cill. Timber door to north transept with fine stone reveals inset to central lower.</p>	<p>Stonework is in reasonable condition with evidence of weathering/discolouration to upper and spalled stone and poor pointing to lower – see fig. 83. Entablature is in reasonable condition – see fig. 84. Stone to door reveals is in fair condition with some localised poor condition noted – see figs. 85 & 86.</p>
	<p>One large arch-head window with fine stone tracery.</p>	<p>See also internal windows. Stonework is in good condition with evidence of recent stone repairs. Cill displays signs of weathering. See fig. 83.</p>
	<p>Stepped and coped buttresses of ashlar limestone faces and returns. Spirelets to corners.</p>	<p>Stonework appears in good order but with notable staining/discolouration from water run-off – see fig. 80.</p>
	<p>External statuary within elaborate canopied niches to the east and west of the main window, of the Virgin and St John the Baptist. These were cleaned in 1960 with lime poultices, injected to replace lost calcium and repaired with Headington stone particles and lime by Professor A R W Baker.</p>	<p>The statues show signs of damage from weathering. Pedestals and canopies are weathered but appear in fair condition. Aperture surrounds are weathered with damaged stone noted. See figs. 87 & 88.</p>
	<p>Timber door from Merton Street to North Transept. This is opened only by special arrangement, for deliveries etc.</p>	<p>This door has been subject to various repairs but is in good condition - see figs. 83 & 85</p>

FINDINGS OF THE INSPECTION

	Element	Condition
EI.7.10 North Transept: East Elevation	<p>This façade faces the Burial Ground and is adjacent to the Choir: north elevation and walls and attached high railings which bound the north extent of the Burial Ground.</p>	<p>See figs. 89 & 90</p> <p>See External Areas.</p>
	<p>The Burial Ground consists of lawn with shrubs to north margin and cobbled setts to buttress recesses, separated from lawn by drainage channel.</p>	
	<p>Façade of coursed ashlar limestone to upper levels and plinth, separated by copings, cills, and string courses.</p>	<p>Stonework to the façade appears in good condition with some localised weathering and staining from water run-off particularly to the cills, parapet copings, and string courses. There is evidence of spalling stone above the lower string course and some opening joints.</p>
	<p>There are 2 arch-head windows with stone tracery, the patterns of which repeat. The grotesque gargoyles over each window bay beneath the string course were recarved in the 1960s. Beneath the north window is a small door to the north-east of the north transept.</p>	<p>See also windows. Both are in good condition with multiple instances of recent stonework repairs to both the lower vertical and upper arched reveals – see figs. 91 & 92. Cills and lower string courses are discoloured from weathering but appear in good to fair condition.</p>
	<p>Stepped buttresses are to the north of each window bay.</p>	<p>Coping stones are weathered but appear in good to fair order. There is some evidence of opening joints.</p>
	<p>A lead rainwater hopper dated 1828 connected to a lead downpipe is to the south of the north buttress. This discharges directly on to stone pavings and cobbled setts and thus to an open drainage channel.</p>	<p>Lead downpipe appears undersized but seem to adequately handle rainwater run-off. There is evidence of discolouration and moss-growth to paving – see fig. 47. The open channel is noted as a risk to pedestrians on signage and appears to drain well to a gulley to the north-west of the burial ground – see figs. 48 & 49.</p>
	<p>A stone-coloured lightning protection downtape is present to the parapet and string course and follows the lead downpipe to the ground.</p>	<p>This appears in good order and its placement is reasonably subtle. The system should be tested in accordance with the manufacturer's and building insurer's requirements.</p>
	<p>Small timber door leads to north transept</p>	<p>Good condition with some localised wear noted - see fig. 92</p>

FINDINGS OF THE INSPECTION

	Element	Condition
EI.7.IIN Tower: North Elevation	The lower level of this elevation is abutted by the North Transept roof.	See figs. 77, 93, 94, & 95.
	Façade of coursed ashlar limestone separated by string courses. The façade is punctuated by buttresses of coursed to each corner and mid-span and quatrefoil (one of which is open) and grotesque and gargoyle entablature to the parapet and spirelets to the tower corners and mid-span, linked by decorative castellated balustrades.	There appear to be some open joints to the stonework. It is not immediately apparent why one quatrefoil to the entablature is open, perhaps for ventilation. Some weathering is apparent to the balustrades, spirelets, string courses, and steps to buttresses. There is some evidence of spalling stone in the vicinity of the abutment between this elevation and the North Transept roof. Furthermore, there is considerable staining to the inside of the outer buttresses from run-off from lead spouts above – this continues lower to the east of the elevation in the vicinity of the east pitch of the North Transept roof.
	There are 2 arch-head windows of the same size with stone tracery. Lower third of window apertures are blocked in stone to cover the c.20th century bell frame. Timber louvres are present to the central third of window apertures.	These windows appear in good condition with instances of new stone apparent. Stonework to the window aperture lower third appears reasonably discrete and in good condition. Louvres show signs of damage related to age and exposure to weather.
	Small lead downpipes lead from the corner gargoyles down the inside of the corner buttresses and discharge openly over the upper string course.	These appear undersized and, along with those to other elevations, handle run-off from the tower roof. It is apparent that this arrangement is causing localised poor condition of stonework lower down the building.

FINDINGS OF THE INSPECTION

	Element	Condition
EI.7.IIE Tower: East Elevation	The lower level of this elevation is abutted by the Choir roof.	See fig. 94.
	Façade of coursed ashlar limestone separated by string courses. The façade is punctuated by buttresses of coursed to each corner and mid-span and quatrefoil (one of which is open) and grotesque and gargoyle entablature to the parapet and spirelets to the tower corners and mid-span, linked by decorative castellated balustrades.	There appear to be some open joints to the stonework. It is not immediately apparent why one quatrefoil to the entablature is open, perhaps for ventilation. Some weathering is apparent to the balustrades, spirelets, string courses, and steps to buttresses. There is considerable evidence of spalling stone in the vicinity of the abutment between this elevation and the Choir roof. Furthermore, there is considerable staining to the inside of the outer buttresses from run-off from lead spouts above – this continues lower to the east of the elevation in the vicinity of the east pitch of the North Transept roof.
	There are 2 arch-head windows of the same size with stone tracery. Lower third of window apertures are blocked in stone to cover the c.C20 bell frame. Timber louvres are present to the central third of window apertures.	These appear in good condition with instances of new stone apparent. Stonework to the window aperture lower third appears reasonably discrete and in good condition. Louvres show signs of damage related to age and exposure to weather.
	Small lead downpipes lead from the corner gargoyles down the inside of the corner buttresses and discharge openly over the upper string course.	These appear undersized and, along with those to other elevations, handle run-off from the tower roof. It is apparent that this arrangement is causing localised poor condition of stonework lower down the building.

FINDINGS OF THE INSPECTION

	Element	Condition
EI.7.IIS Tower: South Elevation	The lower level of this elevation is abutted by the South Transept roof.	See fig. 96
	<p>Façade of coursed ashlar limestone separated by string courses. The façade is punctuated by buttresses of coursed to each corner and mid-span and quatrefoil (one of which is open) and grotesque and gargoyle entablature to the parapet and spirelets to the tower corners and mid-span, linked by decorative castellated balustrades.</p>	<p>There is some evidence of spalling stone in the vicinity of the abutment between this elevation and the South Transept roof. There appear to be some open joints to the stonework. It is not immediately apparent why one quatrefoil to the entablature is open, perhaps for ventilation. Some weathering is apparent to the balustrades, spirelets, string courses, and steps to buttresses.</p>
	<p>There are two arch-headed windows of the same size with stone tracery. Lower third of window apertures are blocked in stone to cover the c.20th century bell frame. Timber louvres are present to the central third of window apertures.</p>	<p>Discolouration due to weathering is noted to the upper portion of the arch-head reveals. In reality, this may have been caused or exacerbated by smoke discharge from a furnace or fireplace below, but unknown. Furthermore, there are open joints and cracked stone elements to the convex stones to the arched reveals. Stonework to the window aperture lower third appears reasonably discrete and in good condition. Louvres show signs of damage related to age and exposure to weather. Some, particularly to the east window are dislodged from mountings, possibly due to proximity to the access to the bell chamber from the tower south-east stair.</p>
	<p>Small lead downpipes lead from the corner gargoyles down the inside of the corner buttresses and discharge openly over the upper string course.</p>	<p>These appear undersized and, along with those to other elevations, handle run-off from the tower roof. It may be that this is causing localised poor condition of stonework lower down the building.</p>
	<p>A patinated copper-coloured lightning protection downtape is present from the roof, to the east side of the central buttress, and over the lower string course to the abutment of the South Transept roof.</p>	<p>This appears in good order and its placement is reasonably subtle. That said, the colour does not match those elsewhere on the building and appears loose between the lower string course and abutment detail. The system should be tested in accordance with the manufacturer's and building insurer's requirements.</p>

FINDINGS OF THE INSPECTION

	Element	Condition
EI.7.IIW Tower: West Elevation	This elevation would traditionally have been abutted by the roof of the Nave, unbuilt.	See figs. 73, 75, & 95.
	Façade of coursed ashlar limestone separated by string courses. The façade is punctuated by buttresses of coursed to each corner and mid-span and quatrefoil (one of which is open) and grotesque and gargoyle entablature to the parapet and spirelets to the tower corners and mid-span, linked by decorative castellated balustrades.	There appear to be some open joints to the stonework. It is not immediately apparent why one quatrefoil to the entablature is open, perhaps for ventilation. Some weathering is apparent to the balustrades, spirelets, string courses, and steps to buttresses.
	There are 2 arch-head windows of the same size with stone tracery. Lower third of window apertures are blocked in stone to cover the c.C20 bell frame. Timber louvres are present to the central third of window apertures.	These appear in good condition with instances of new stone apparent. Stonework to the window aperture lower third appears reasonably discrete and in good condition. Louvres show signs of damage related to age and exposure to weather.
	Small lead downpipes lead from the corner gargoyles down the inside of the corner buttresses and discharge openly over the upper string course.	These appear undersized and, along with those to other elevations, handle run-off from the tower roof. It is apparent that this arrangement is causing localised poor condition of stonework lower down the building.
	A stone-coloured lightning protection downtape is present from the roof, to the north side of the south-west buttress to the ground.	This appears in good order and its placement is reasonably subtle. The system should be tested in accordance with the manufacturer's and building insurer's requirements.
EI.7.I2 Sacristy: East Elevation	This façade faces the passage connecting Front Quad to Mob Quad and is adjacent to the Choir: east elevation and the west elevation of the Hall.	
	The external area consists of stone pavers and forms the passage between the Front Quad and Mob Quad between the Sacristy and External Areas	Pavers are in good condition and appear to drain well to a channel drain at the margin of the passage under croft – see fig, 97.
	Façade of course rough-faced limestone with stone string course/podium to lower and leaded cornice to upper. Sub-floor vents to plinth.	Stonework and pointing is in good condition to upper with instances of recent new pointing – see fig. 97. Plinth displays evidence of considerable undermining from weathering – see fig. 98.
	There are two arch-headed windows with matching stone tracery of three quatrefoils. Lead aprons to cills.	See also windows. Both in good condition with evidence of stone repairs. Some poor pointing. Lead aprons appear recent and in good condition. See fig. 99.

FINDINGS OF THE INSPECTION

	Element	Condition
EI.7.13 Sacristy: West Elevation	<p>This façade faces the Maintenance Yard which occupies the space between it and the north elevation of the North Range to the Mob Quad and is adjacent to the Choir: south elevation and the South Transept: east elevation.</p>	<p>See figs. 100 & 101</p>
	<p>The yard is accessed via an arch-head timber door in the wall to the north extent of the Mob Quad. The yard is surfaced partly in concrete, partly with stone setts. Bird netting is installed at high level across the yard.</p>	<p>See External Areas.</p>
	<p>Façade of rough-faced limestone with substantial stone cornice to upper and plinth to lower. 2no blocked doorways are present.</p>	<p>Stonework and pointing in good condition with instances of recent new pointing – see fig. 101.</p>
	<p>There are two arch-headed windows with matching stone tracery of three quatrefoils. Bird mesh to each – see also bird netting across Maintenance Yard.</p>	<p>See also windows. Both in good condition with evidence of stone repairs. Some poor pointing. Evidence of weathering to cills. See fig. 101.</p>
	<p>Lead outlet spouts pass through the parapet to the north and south of the elevation, respectively, and to a lead hopper and downpipe.</p>	<p>Hoppers and downpipes appear in good condition, although with some signs of age – see figs. 101, 102, & 103. Gullies are blocked – see also external areas and fig. 104.</p>
	<p>A Victorian lantern is fixed to the northern end of the façade. The associated white electrical cable is fixed to the façade, across one of the blocked doorways.</p>	<p>Lantern is in reasonable condition – see fig. 100. Electrical wire is relatively unobtrusive but is affixed across the blocked doorway.</p>
EI.7.14 Vestry	<p>The Vestry passage connects the Front Quad and Mob Quad.</p>	<p>The Vestry (1 Mob Quad) is out of scope and should be included in any wider study of the condition of college buildings.</p>

FINDINGS OF THE INSPECTION

	Element	Condition
EI.8 External Areas		
EI.8.1 Burial Ground	The Burial Ground is bounded by the Choir: north elevation, North Transept: east elevation, walls and high railings to the north and Merton Street beyond, and walls and high railings to the east and Front Quad beyond.	See figs. 43 & 105.
	The Burial Ground consists of lawn with shrubs to north margin and cobbled setts to buttress recesses, separated from lawn by drainage channel.	The landscape is in good order and well-maintained. Cobbled setts show signs of discolouration linked to water run-off – water discharges from the downpipes across this to the drainage channel - see fig. 106. Drainage channel is partially blocked with leaves – see fig. 107. The open channel is noted as a risk to pedestrians on signage and appears to drain well to a gulley to the north-west of the burial ground – see fig. 48 & 49.
	Attached boundary walls and high railings	The railings are in good condition but will benefit from cyclical maintenance and redecoration – see fig. 108. There is evidence of cracking to the coping stone which should be monitored – see fig. 109.

FINDINGS OF THE INSPECTION

	Element	Condition
EI.8.2 Maintenance Yard	The Maintenance Yard is bounded by the South Transept: east elevation, Mob Quad North Range north elevation, and Sacristy: west elevation.	See fig. 110
	The yard is accessed via an arch-head timber door in the wall to the north extent of the Mob Quad.	In fair condition.
	The yard is surfaced partly in concrete, partly with stone setts. Bird netting is installed at high level across the yard.	From what is apparent, the surface is in reasonable condition – see figs. 111 & 112. The yard surface is, in places, covered in a large quantity of material e.g. cracked stone.
	A large amount of material is stored in what is a relatively modest area. Ad-hoc racking with sinusoidal metal sheet roofing is present to the north elevation of the Mob Quad North Range.	Whilst it is sensible to keep material close to site, this area is somewhat crowded and would benefit from, as a minimum, improved racking and organisation – see figs. 113 & 114. Sheet roofing does not appear to be fixed and is corroded in places – see fig. 63.
	Between buttresses are three huts, two of which are timber with felt roofs and one has a timber front between stone cheeks and a slated roof. All have black uPVC rainwater goods.	These huts are of poor quality in relation to the listed asset but are nonetheless useful to the ongoing function of the Chapel and are relatively discrete. Integrity of the structure and roofing appears satisfactory. Rainwater goods should be reviewed as there appear to be breaks in continuity – see fig. 115.
	A variety of drainage via lead downpipes to open gullies is handled within the yard from the north elevation of the Mob Quad North Range, north elevation of the Mob Quad East Range, South Transept East Elevation, Choir south elevation, and Sacristy west elevation.	There is a build-up of moss to the Mob Quad East Range north elevation which indicates an issue for review, likely lack of gutter – see figs. 60 & 62. Further to this, gullies across the yard appear to be blocked by various material – see figs. 58 & 63.
EI.8.3 Front Quad	The front quad is bounded by the Choir: east elevation.	See fig. 50.
	The portion of the Front Quad adjacent to the Chapel is laid in cobbled setts with inset stone flags to delineate pathway from Merton Street/Porters Lodge to the Mob Quad.	Hard landscape finishes appear in good order. There is some evidence of discoloration and moss build-up, however, the area adjacent to the Choir: east elevation appears to drain well – see fig. 110.

FINDINGS OF THE INSPECTION

	Element	Condition
E1.8.4	The West Garden is bounded by the North and South Transepts and Ante-Chapel west elevations, and walls and attached high railings to Merton Street to the north and Merton Grove to the west, respectively.	See fig. 74.
West Garden	The garden is surfaced in lawn. A hedgerow bounds the garden to the west. A number of deciduous trees are present to the garden. Shrub beds line the recesses between buttresses which also comprise leaf containment and composting enclosures formed of short fence posts and wire mesh.	Lawn, hedgerow, trees, and shrub beds are clearly well-maintained. It is possible that the close proximity of the leaf composting enclosures to the elevations is retaining water and causing some ingress and efflorescence at low-level internally – see fig. 117. It is apparent that fallen leaves are blocking open gullies to the Chapel west elevation – see fig. 72.
	Attached boundary walls and high railings.	These are in good condition but will benefit from cyclical maintenance and redecoration – see fig. 118.
E2 Interior		
E2.1 Bell Chamber		
E2.1.1	The bell is open to the underside of the timber which forms the roof soffit and is crossed by two massive timbers at high level, sat in putlog holes in the masonry	Timbers appear in good condition with minimal discolouration or damage – see figs. 119, 120 & 121
Internal Structural Timber	Metal straps and plates have been bolted to these and other structural timbers	
E2.1.2	Large rough-faced coursed stonework throughout, punctuated by ashlar reveals to openings.	Masonry is clean and largely devoid of defects. Some spalling is noted to the mid-level, perhaps from unsympathetic pointing repairs – see fig. 122.
Internal Masonry	Dates inscribed 1651 and 1773	See fig. 123
E2.1.3	There is a massive wooden bell frame supporting the bells. It appears to be a 20th century structure based on its appearance - machined timber and steel components.	Timber and componentry appear in good condition with no notable instances of localised poor condition – see figs. 126 & 127.
Bell Frame		
E2.1.4	The eight bells were cast by Christopher Hodson in 1680 and are the oldest complete ring of eight by one founder.	The bells are cared for by Smith of Derby. See figs, 127 & 128
Bells		

FINDINGS OF THE INSPECTION

	Element	Condition
E2.1.5 Openings	The tower contains two openings in each face, with stone tracery and arched heads.	See figs. 129–132
	On the inside of these openings there are timber louvres and metal mesh screens. The mesh is partly square, partly rectangular.	Mesh is damaged in places – see fig. 124. The timber louvres are in poor condition with numerous slipped, distorted or missing louver blades – see figs. 129-131
	The arched section of each opening, the louvres are closely spaced. In the area below, the louvres are installed in a 'hit and miss' pattern.	This pattern appears deliberate. The modular rail system in to which the louver blades slide allows for the blades to be replaced easily or moved to optimise airflow.
	On the north and west sides of the tower, the openings are covered by boarding.	Presumably installed due to excessive weather ingress. The boarding across the openings is in poor condition – see figs. 127 & 132
E2.1.6 Floor	The floor is laid with rectangular stone slabs. In the centre is a circular opening to the ringing gallery below. This opening is covered with a plywood cover with insulation and a loose fabric covering over.	Maintenance of this area is difficult due to the awkward access and congested character of the space. The floor is extremely dusty and dirty – see fig. 133. This should be reviewed as part of the building's fire risk assessment.
E2.1.7 Fittings	Laser fittings have been installed to provide smoke detection.	See fig. 134
	Clock mechanism.	The bells and clock are maintained by Smith of Derby who should be consulted in the first instance. The bells and mechanisms appear in good condition and function well.
E2.2 Ringing Gallery		
E2.2.1 Internal Structural Timber	Highly decorative timber structure formed of hammers and hammer posts on stone corbels with entablature. Timbers meet to form central square with carvings to bosses. Central circular ventilation cowl through to bell chamber is covered.	Timber and componentry appear in good condition with no notable instances of localised poor condition – see figs. 135-137
E2.2.2 Internal Masonry	Lime plaster over stonework	Largely good condition with evidence of dirt and dust noted. Some localised areas of likely historic water ingress noted with associated damaged to plasterwork – see figs. 137 & 139.
E2.2.3 Openings	One arch-headed window to the west elevation with simple leaded quarries.	Leadwork, quarries, ferramenta, and stone surrounds are in good condition. One panel of quarries appears to have slipped from the ferramenta – see fig. 140

FINDINGS OF THE INSPECTION

	Element	Condition
E2.2.4	The gallery structure sits within the tower, supported on hammer posts and beams.	All in good condition – see figs. 138 & 144
Gallery	Timber balustrade with steel mesh to quatrefoils to upper. Ironwork to upper.	All in good condition. Steel mesh detracts from the balustrade but is likely required for safety. Ironwork to upper appears ineffectual – see figs. 142 & 144
	Timber boarded floor throughout.	In good condition with no noted shakes or deformation – see fig. 141
E2.2.5	Modern electrical switchgear and fire detection system wiring. Bulkhead light over exit.	All appear in good condition and are reasonably discreet – see fig. 143
Fittings		
E2.3 Choir		
E2.3.1	The principal east window comprises fine stone tracery and inset rose window. Stone colonettes to each corner.	All in good condition with no noted localised damage. Reveals display some localised issues of condition. Colonettes appear to have some historic water damage – see fig. 145
Choir: Window Tracery	There are 7 arch-headed windows with stone tracery to each side of the choir; the 3 windows to the east and west of the central window repeat in pattern; all a variation on trefoil design.	<p>South windows, east to west – see figs. 146-152. North windows, west to east – see figs. 152-159. All are in good condition.</p> <p>Note: York Glaziers Trust report notes numerous defects in the stained glass of the choir windows – which are in places cracked, discoloured, brittle, pitted, corroded, dirty and damaged. Some fragile glass pieces have been previously plated on the exterior. All of the unprotected stained glass is suffering from ongoing paint loss issues, especially apparent on the north and side windows of the choir. Windows s2 and s3 (south side, overlooking the maintenance yard) are severely bowed. The YGT report included the following allowances for conservation and protective glazing of the choir windows:</p> <ul style="list-style-type: none"> • £70k for the two windows above the maintenance yard (s2 and s3). • £290k for the east window • £80k for the other windows in the north and south sides of the choir (s4 – s8 and n2 – n8).

FINDINGS OF THE INSPECTION

	Element	Condition
E2.3.2 Choir: Floor	a. Altar floor made up of black and white stone marble tiles with inset ductile iron grates for ventilation.	All in fair condition – see fig. 162. Some instances of damage to the surface are noted, however little requirement to replace. Grates in good condition with instances of missing elements but no requirement for repair – see fig. 175.
	b. Main body of the choir incorporates Butterfield's red and yellow tiles.	All in fair condition – see figs. 163-164. Some instances of wear.
E2.3.3 Choir: Walls	Plaster over stonework with white decorative finish	All in good condition with no signs of efflorescence or staining - see fig. 170
E2.3.4 Choir: Ceiling	Diagonally-ribbed, boarded ceiling introduced by Butterfield and completed in 1851. The painted decoration is by J Hungerford Pollen, begun in 1849. Further painting of the spandrel panels was carried out in 1877 but was painted out in 1968/69.	The ceiling appears in fair condition, although close inspection is not possible – see figs. 165-166. The College is not aware of any conservator's report having been produced on cleaning and conservation of the painted ceiling.
E2.3.5 Choir: Stalls and Panelling	Two rows of fixed stalls to each the north and south flanks with short returns to the west, adjacent to the screen, inserted by Wren. Additional front row of moveable benches.	The pews are in good condition with only minimal wear from use noted – see figs. 167-170. Oil-filled bar heaters throughout – see E2.3.5 Fittings
	Timber panelling from seat back to cill level to north and south walls in the same repeating pattern and module as the stalls to which they are connected.	Timber panelling from seat back to cill level to north and south walls in the same repeating pattern and module as the stalls to which they are connected.

FINDINGS OF THE INSPECTION

	Element	Condition
E2.3.6 Altar	Altar formed of 2 stone steps with further 2 steps forming high altar beneath east window and forward of the reredos. Floor laid in black and white stone marble tiles with inset ductile iron grates for ventilation – see E2.3.2.	See fig. 161. Floor – see E2.3.2.
	Fine painted and gold leaved timber reredos by Sir Ninian Comper c.1911 with flat top, cornices, corbels, die blocks, and pilasters with inset entablature and altarpiece depicting the crucifixion from the school of Tintoretto.	Reredos is in good condition with no issues of concern – see fig. 172. It would be beneficial for fine items such as this to be included in any further conservator's report on e.g. choir ceiling.
	Decorated stone sedilia to south side of altar, incorporating recess for plate, 3 seats for clergy, and door to Sacristy.	Sedilia is in good condition with little in the way of damage or marking from incense or general dirt – see fig. 173.
	Timber panelling to altar and connecting to that of the stalls. Decorative rail to upper with linen-fold detailing to main panels between diamond patterned pilasters. This panelling is likely more modern than that of other fabric, perhaps introduced to screen conduits.	All in good condition with instances of slipped rail to upper by pulpit – see fig. 178 - and some opening of abutments between it and marble floor – see figs. 176-178.
E2.3.7 Fittings	The Wren screen faces the Dobson organ to the ante-chapel and forms the accession from the ante-chapel to the choir, now augmented with a modern access ramp – see E2.4.1 – and serge drapes.	Heavy serge drapes have been introduced to increase insulation and limit draughts through the chapel. The efficacy of the drapes is part of a wider investigation in to the comfort of the chapel environment. The screen appears in good condition – see figs. 179-181.
	The choir is lit by natural light with candles lit in the sanctuary during services. Electric lighting installations have recently been reviewed to the choir with new spotlighting installed to stone window reveals and wiring run in an additional faux-cornice bullnoses.	It is not entirely clear whether this lighting installation carries faculty consent. Nevertheless, the installation is discreet and in as new condition. See also item 2.4.15
	Electric oil-filled bar heaters are located beneath choir stall seating in every other position throughout with additional electric bar heater to Rev. Canon Jones' seat.	All appear in fair but ageing condition – see fig. 171. The extreme heat of these items presents a considerable health and safety risk, although the chapel do inform worshippers of their presence. The heating of the chapel is part of a wider discussion on the comfort of worshippers. The energy demand of these bar heaters, which appear to permanently be on, should also be reviewed.

FINDINGS OF THE INSPECTION

	Element	Condition
E2.4 Interior: Ante-Chapel		
E2.4.1 Crossing: Floor	Floor of limestone slabs with inset memorials.	Slabs are in good condition however erosion and differential settlement means that the surface as a whole is somewhat uneven – see fig. 182. This should perhaps be reviewed as part of an access audit however realistically there is no pressing need to address this, provided the issue is managed – for example, the most uneven areas to the North Transept are used for chair storage – see item E2.4.9.
	Ramp of modern natural finished oak installed in c.2006/7 and incorporated in to the floor and steps to choir and Wren screen over. Steps which abut ramp apparently installed in c.2014.	The ramp and steps are in good condition and show only minor wear from use – see figs. 181 & 182.
E2.4.2 Crossing: Ceiling	Ceiling is open to the ringing gallery and bell chamber floor above – see item E2.2	See E2.2
E2.4.3 Crossing: Walls/ Window Tracery	Unfinished random limestone stonework beneath cill with limestone tracery and reveals to window with inset ferramenta.	<p>The proximity of the Dobson organ to the west window all but precludes inspection. Supports for previous organs have apparently been rested on the cill with cut-outs clearly visible in the stonework – see fig. 184. From what can be seen, the wall, cills, and window appear in fair condition.</p> <p>Note: York Glaziers Trust report notes that the forged iron ferramenta, consisting of horizontal and vertical stanchion bars, have begun to rust. Some of this rust has begun to powder and has transferred onto the surrounding lead and glass. The YGT breakdown of costs identified £160k for conservation of the west window including new ferramenta and protective glazing.</p>
E2.4.4 Organ	The current Dobson organ dates from 2013 and was manufactured and installed by the Dobson Pipe Organ Builders of Lake City, Iowa.	The organ appears in good condition with no concerns noted. – see fig. 183. It is assumed that there is an appropriate maintenance contract in place although we do not have details of this.
E2.4.5 South Transept: Floor	Floor consists of stone slabs with inset memorials.	Slabs are in good condition however there is some unevenness – see fig. 186.

FINDINGS OF THE INSPECTION

	Element	Condition
E2.4.6 South Transept: Lobby and Doors	Public entrance to the chapel is via a set of two pairs of wooden doors in the corner of the ante chapel's south transept. This porch is accessed directly from Mob Quadrangle.	The timber lobby to the south-west corner of the south transept is in good condition – see figs. 185 & 187. Airflow has been noted as an issue within the chapel. As such, there are emerging proposals to replace the timber lobby.
E2.4.7 South Transept: Walls	Plaster finish over stonework with white decorative finish and inset and surface-fixed memorials. Stone archways and colonettes.	Some failing paint and minor instances of efflorescence at lower level – see fig. 188. This is perhaps linked to vegetation and rainwater disposal to gullies externally. Some cobwebs are noted to stonework which would benefit from light cleaning. Some damp/mould growth noted to stonework to base of colonettes to arch – see fig. 194.
E2.4.8 South Transept: Windows	South elevation: 1 no arch-head window with stone tracery, grotesques to arch ends, and substantial ferramenta to exterior.	Quarries, stonework surrounds and tracery appear in good condition – see fig. 185. There does however appear to be some leadwork which is out of true.
	West elevation: 1 no arch-head window with stone tracery, grotesques to arch ends, and substantial ferramenta to exterior.	Quarries, stonework surrounds and tracery appear in good condition – see fig. 189
	East elevation: 2 no arch-head windows of equal size with substantial ferramenta and stone decorative roses to arch ends.	Quarries, stonework surrounds and tracery appear in good condition. There is however some dirt to quarries - see figs. 190 & 191
		Note: The report by York Glaziers Trust does not comment on the condition of the windows in the South Transept.
E2.4.9 South Transept: Memorials & Fittings	Various fine memorials to south transept walls and inset to infilled archway to west elevation	All in good condition with no noted subsidence or adjacent cracks - see figs. 189 – 193.
E2.4.10 North Transept: Floor	The floor consists of stone slabs with inset memorials.	Slabs are in good condition however there is some considerable unevenness – see fig. 195. The most significant of this unevenness to the ante-chapel floor is to the east side of the north transept. This area is used for storage and so there is little requirement to address this.

FINDINGS OF THE INSPECTION

	Element	Condition
E2.4.11 North Transept: Doors	There is a large pair of wooden doors in the north wall that allows access from Merton Street. This is permanently locked and opens only via prior arrangement (i.e. when a heavy or bulky load is being delivered).	This door is locked and secured with a strongback and padlock. It has received multiple repairs in its history – see figs. 195, 202, & 203. It was not however possible to ascertain its correct opening function.
	There is a small timber door is to the north-east corner to the burial ground. This is permanently locked with an exhibition case placed in front of it.	This door is in good condition with no instances of decay – see fig. 198. It was not possible to ascertain the opening function of this door.
E2.4.12 North Transept: Walls	Plaster finish over stonework with white decorative finish and inset and surface-fixed memorials.	Some failing paint and minor instances of efflorescence at lower level – see fig. 200. Further, there are some instances of water staining to stonework reveals to windows although this appears historic. Some cobwebs are noted to stonework which would benefit from light cleaning.
	Stone archways and colonettes with stone panelling to each side and surrounding north transept north door.	Some spalled stonework to bases of archways – see figs. 200 & 201. Panelling is in good condition overall with some minor damage to door reveals noted – see figs. 202-203.
E2.4.13 North Transept: Windows	Panels made in 1702 to occupy the east window, have subsequently been transferred to the window openings in the north transept.	These appear in good condition with apertures also in good condition - see figs. 195 & 197-199.
	West elevation: 1 no arch-head window with stone tracery and cill.	Quarries, stonework surrounds and tracery appear in good condition – see fig. 197.
	North elevation: 1 no large arch-head window with fine stone tracery.	Quarries, stonework surrounds and tracery appear in good condition – see fig. 195.
	East elevation: 2 arch-head windows with stone tracery, the patterns of which repeat.	Quarries, stonework surrounds and tracery appear in good condition – see fig. 198-199
		Note: York Glaziers Trust report notes that the windows in the North Transept have been subject to relatively recent conservation. However, significant amounts of debris have collected in the interspace between the outer glazing and stained glass. The windows would benefit from a light cleaning of this interspace, removing all of the accumulated debris.

FINDINGS OF THE INSPECTION

	Element	Condition
E2.4.14 North Transept: Memorials & Fittings	Various fine memorials to south transept walls and inset to infilled archway to west elevation. Baptismal font with ornate cover, lifted on iron bracket over.	All in good condition with no noted subsidence or adjacent cracks - see figs. 195-199 & 202
E2.4.15 Ante-Chapel Lighting	<p>The chapel is illuminated by natural light and electric spotlights. During services, candles are also lit in the sanctuary.</p> <p>DPA Lighting have been involved in re-lighting the chapel interior. This work includes re-lamping and a new control panel. The ante-chapel has been excluded from this work so far.</p>	Further to that noted in 2.3.7, the lighting appears in fair condition although this appears to still be under review by DPA Lighting.
E2.5 Interior Generally		
E2.5.1 Access Issues	Level access from West Garden via south transept and via ramp to choir. Note stepped access from the Chapel in to the Sacristy.	Level access is possible to the main choir space, however further passage to the altar and to Sacristy is precluded by steps.
E2.6 Interior Generally		
E2.6.1 Sacristy: Ceiling	<p>An elaborate exposed roof structure supported on two trusses. Three gabled dormer lights to each side.</p> <p>Exposed boarded ceiling supported on massive rafters, purlins and timber trusses. Exposed wall plates supported on corbel stones. The ceiling structure incorporates dormer windows and appears to date from the restoration of the Sacristy in the 1880s.</p>	All principal timbers, rafters, and sarking appears to be robust and in good structural condition – see fig. 204 & 205.
E2.6.2 Sacristy: Walls	Plain plastered walls with exposed stone reveals to door and window openings.	All appears to be in good condition with no noted instances of poor decoration or damp – see fig. 206
E2.6.3 Sacristy: Floor	<p>Timber floor with carpet covering.</p> <p>Ventilated void below</p>	<p>Appears in good condition</p> <p>Not inspected.</p>

FINDINGS OF THE INSPECTION

	Element	Condition
E2.6.4 Sacristy: Windows	Two large windows in the east wall containing stone tracery in decorated style, plain leaded lights, pivoting hopper -type ventilator.	All in good condition – see fig 207.
	Window with plain leaded lights in west wall, facing maintenance yard.	Good condition
	Gabled dormer lights contain plain leaded glass.	The leaded lights in the dormer windows show signs of bowing – see fig. 33
E2.6.5 Sacristy: Doors	In south wall, heavy oak panelled door with arched head leads to vaulted lobby.	Good condition – see figs. 208 & 209
	In north wall, three steps up to panelled door leading to Choir.	Good condition with some wear to steps – see fig. 212
	Arched doorways in east wall, one containing an ancient planked door; the other sealed up.	Fair condition – see figs. 210 & 211
E2.6.6 Sacristy: Fittings	The walls of the Sacristy are lined with high-quality timber cupboards.	All in good condition.
	Lighting in the Sacristy was noted as being inconsistent and in need of re-design. Consists of modern brass chandelier fitting	Fair condition – see fig. 204
E2.6.7 Sacristy: building services	Radiant heaters mounted at high level. Inconsistent style of pendant light fittings.	Heating system appears to be inefficient and ineffective. Requires re-design by M&E consultant.
	Wooden cupboard on west wall contains control panels etc.	Power supply fittings to be reviewed by M&E consultant.
	Over-use of electrical extension leads noted.	Exposed cabling and fittings detract from the visual appearance of this room.
E2.6.8 Access Issues	Note stepped access from the Sacristy into the Chapel and from the vaulted lobby area.	No level access possible.

SECTION F

RECOMMENDATIONS AND PRIORITIES

ELEMENT CODE	DEFECT	RECOMMENDATION	PRIORITY ⁰¹	ROC ⁰² £
EI	EXTERNAL & ROOFS			
EI.1.1	Choir north slope	Re-fix flashings to east gable.	1	1k
EI.1.2	Choir south slope	Replace some decayed timber elements – consider galvanised steel (requires consent)	1	10k
EI.1.5	North transept east slope	Secure slipped slates	1	1k
		Renew decayed timber elements – consider galvanised steel (requires consent)	1	5k
EI.1.8	Sacristy north slope	Review cupped leaded lights	3	5k
		Secure slipped slates	1	1k
		Renew decayed timber elements	2	5k
		Review/amend catch-pit detail	5	5k
EI.1.9	Sacristy south slope	Secure slipped slates	1	1k
		Review cupped leaded lights	3	5k
		Review rainwater management in this area	2	5k
EI.6	Timber structure generally	Specialist timber decay inspection & report	6	6k
EI.7 EXTERNAL WALLS & MASONRY				
EI.7.1	Choir north elevation	Re-pointing	2	5k
		Re-instate missing entablature	5	10k
		Clean moss growth	2	1k
		Review drainage over paving	5	5k
		Infill gulley with galvanised steel inserts	5	10k
EI.7.2	Choir east elevation	Re-pointing	2	5k

- 01 Priority 1 – For immediate Attention
 Priority 2 – For completion within 2 years
 Priority 3 – For completion within 5 years
 Priority 4 – For completion within 10 years
 Priority 5 – Desirable
 Priority 6 – Areas requiring monitoring or further investigation

- 02 ROC = Rough Order of Cost. See explanatory note at the foot of this table.

RECOMMENDATIONS AND PRIORITIES

ELEMENT CODE	DEFECT	RECOMMENDATION	PRIORITY ⁰¹	ROC ⁰² £
EI.7.3	Choir south elevation	Clean down moss from stonework	2	0.5k
EI.7.4	South transept east elevation	Clear sump	1	1k
EI.7.5	South transept east elevation	Renew spalled stonework	3	20k
		Re-pointing	2	5k
		Renew stone to door reveal bases	4	10k
		Repair decayed timber elements to door	3	1k
EI.7.6	South transept west elevation	Renew spalled stonework	3	20k
		Re-pointing	2	5k
		Renew stone to reveals	4	10k
		Relocate leaf enclosures	5	1k
EI.7.7	Ante-chapel west elevation	Re-pointing	2	10k
		Renew spalled stonework	3	20k
EI.7.8	North transept west elevation	Renew stone to base	3	20k
		Renew spalled stone	3	20k
		Renew string course	4	20k
		Renew cill	4	10k
EI.7.9	North transept north elevation	Renew stone to door reveals	4	10k
		Conservator's report on the condition of the medieval statuary in both niches	6	6k
		Conservation of stonework to statues and niches	4	25k
EI.7.10	North transept east elevation	Renew spalled stone	3	10k
EI.7.11	Tower	Review drainage	5	20k
EI.7.11N	Tower north elevation	Renew spalled stone	3	10k
EI.7.11E	Tower east elevation	Renew spalled stone	3	10k
EI.7.11S	Tower south elevation	Renew spalled stone	3	10k
EI.7.11W	Tower west elevation	Renew spalled stone	3	10k
EI.7.12	Sacristy east elevation	Renew stone to plinth	3	15k
		Re-pointing	2	2k
EI.7.13	Sacristy west elevation	Re-pointing	2	2k

RECOMMENDATIONS AND PRIORITIES

ELEMENT CODE	DEFECT	RECOMMENDATION	PRIORITY ⁰¹	ROC ⁰² £
E1.8 EXTERNAL AREAS				
E1.8.1	Burial ground	Redecorate ironwork	2	3k
		Replace coping stone	5	5k
E1.8.2	Maintenance Yard	Improve storage	2	2k
		Gutter	2	1k
E1.8.4	West Garden	Redecorate ironwork	2	3k
E2 INTERIOR				
E2.1.2	Bell Chamber Internal masonry	Re-pointing	5	2k
E2.1.5	Bell chamber openings	Repair louvres	3	20k
E2.2.3	Ringling gallery openings	Secure slipped panel	2	0.5k
E2.2.4	Ringling gallery	Review balustrades/guarding	2	5k
E2.3.1	Choir window tracery	Conservation of stained glass and installation of protective secondary glazing (costs taken from York Glaziers Trust breakdown, 2018)	3	440k
E2.3.4	Choir ceiling	Specialist conservator's report	6	6k
E2.3.7	Choir fittings	Consider replacement of bar heaters	2	10k
E2.4.3	West window	Conservation of stained glass and installation of protective secondary glazing (costs taken from York Glaziers Trust breakdown, 2018)	3	160k
E2.4.6	South transept lobby	Replace with new double lobby to reduce heat loss	2	100k
E2.4.7	South transept walls	Cleaning and minor redecorations	2	1k
E2.4.8	South transept windows	Conservation of stained glass and installation of protective secondary glazing (not considered in YGT report)	4	50k
E2.4.12	North transept walls	Cleaning and minor redecorations	2	1k
E2.4.13	North transept windows	Cleaning of stained glass and installation of protective secondary glazing (not considered in detail YGT report)	4	50k
E2.6.6	Sacristy	Renew lighting	2	3k
E2.6.7	Sacristy	Review M&E	6	3k
		Renew M&E	3	10k

RECOMMENDATIONS AND PRIORITIES

Notes regarding costs:

- 1 The Rough Order of Costs (ROC) provided against each item above are indicative only of the potential cost. It is recommended that specialist cost advice from a qualified Quantity Surveyor should be sought at the earliest opportunity to advise an accurate cost assessment.
- 2 No allowance has been made for VAT, professional fees and contractor's preliminaries.
- 3 Scaffolding costs for high-level items such as some stonework repairs noted would be very expensive and therefore not cost-effective to procure as stand-alone items. Similarly, access to erect access equipment (whether ladders or scaffold tower) within the bell chamber will be difficult due to the very constricted stair access.
- 4 Brexit and more recently COVID-19 have created significant challenges and disruptions for the supply of building materials, and have led to significant annual price rises for certain materials, especially since the beginning of 2021.
- 5 Routine maintenance and cleaning costs (e.g. clearing gullies) are not included, nor is the cost of maintenance of the bells and organ.
- 6 Purcell shall have no liability for the accuracy, completeness or otherwise of any cost estimates stated within this report.

SECTION G:

SUMMARY

PRIORITY CATEGORY (AS DEFINED IN B8 ABOVE)	TOTAL SUM OF CATEGORY £
Category 1 – For immediate attention	£20k
Category 2 – For completion within 2 years	£175k
Category 3 – For completion within 5 years	£886k
Category 4 – For completion within 10 years	£135k
Category 5– Desirable	£71k
Category 6 – Areas requiring monitoring or further investigation	£21k
TOTAL	£1,265k

APPENDIX A:

STATUTORY LIST DESCRIPTIONS

2/13/22, 2:46 PM

MERTON COLLEGE, SACRISTY (TO SOUTH EAST OF CHAPEL), Non Civil Parish - 1046681 | Historic England



Historic England



MERTON COLLEGE, SACRISTY (TO SOUTH EAST OF CHAPEL)

Listed on the National Heritage List for England.

[Search over 400,000 listed places](https://historicengland.org.uk/listing/the-list/) (<https://historicengland.org.uk/listing/the-list/>)

Official list entry

Heritage Category: **Listed Building**

Grade: **I**

List Entry Number: **1046681**

Date first listed: **12-Jan-1954**

Statutory Address 1: **MERTON COLLEGE, SACRISTY (TO SOUTH EAST OF CHAPEL), FRONT QUADRANGLE**

This List entry helps identify the building designated at this address for its special architectural or historic interest.

<https://historicengland.org.uk/listing/the-list/list-entry/1046681?section=official-listing>

1/5

2/13/22, 2:46 PM

MERTON COLLEGE, SACRISTY (TO SOUTH EAST OF CHAPEL), Non Civil Parish - 1046681 | Historic England

Unless the List entry states otherwise, it includes both the structure itself and any object or structure fixed to it (whether inside or outside) as well as any object or structure within the curtilage of the building.

For these purposes, to be included within the curtilage of the building, the object or structure must have formed part of the land since before 1st July 1948.

[Understanding list entries](https://historicengland.org.uk/listing/the-list/understanding-list-entries/) (<https://historicengland.org.uk/listing/the-list/understanding-list-entries/>)

[Corrections and minor amendments](https://historicengland.org.uk/listing/the-list/minor-amendments/) (<https://historicengland.org.uk/listing/the-list/minor-amendments/>)

Location

Statutory Address: **MERTON COLLEGE, SACRISTY (TO SOUTH EAST OF CHAPEL), FRONT QUADRANGLE**

The building or site itself may lie within the boundary of more than one authority.

County: **Oxfordshire**

District: **Oxford (District Authority)**

Parish: **Non Civil Parish**

National Grid Reference: **SP 51715 06078**

Details

MERTON COLLEGE 1. 1485 Front Quadrangle Sacristy (to South-East of Chapel) SP 5106 SE 9/480D 12.1.54. I 2. Built 1300-11, restored 1886.

Listing NGR: **SP5171606078**

Legacy

The contents of this record have been generated from a legacy data system.

<https://historicengland.org.uk/listing/the-list/list-entry/1046681?section=official-listing>

2/5

STATUTORY LIST DESCRIPTIONS

2/13/22, 2:46 PM

MERTON COLLEGE, SACRISTY (TO SOUTH EAST OF CHAPEL), Non Civil Parish - 1046681 | Historic England

Legacy System number: 245013

Legacy System: LBS

Sources

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 34 Oxfordshire

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.



<https://historicengland.org.uk/listing/the-list/list-entry/1046681?section=official-listing>

3/5

2/13/22, 2:46 PM

MERTON COLLEGE, SACRISTY (TO SOUTH EAST OF CHAPEL), Non Civil Parish - 1046681 | Historic England



Map

This map is for quick reference purposes only and may not be to scale. This copy shows the entry on 13-Feb-2022 at 14:43:48.

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End of official list entry

<https://historicengland.org.uk/listing/the-list/list-entry/1046681?section=official-listing>

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STATUTORY LIST DESCRIPTIONS

2/13/22, 2:46 PM

MERTON COLLEGE, SACRISTY (TO SOUTH EAST OF CHAPEL), Non Civil Parish - 1046681 | Historic England

← [Previous - Overview](#)

→ [Next - Comments and Photos](#)

<https://historicengland.org.uk/listing/the-list/list-entry/1046681?section=official-listing>

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9/29/21, 2:23 PM

MERTON COLLEGE, CHAPEL, FRONT QUADRANGLE, Non Civil Parish - 1199994 | Historic England



Historic England



MERTON COLLEGE, CHAPEL, FRONT QUADRANGLE

Overview

Heritage Category:
Listed Building

Grade:
I

List Entry Number:
1199994

Date first listed:
12-Jan-1954

Statutory Address:
MERTON COLLEGE, CHAPEL, FRONT QUADRANGLE

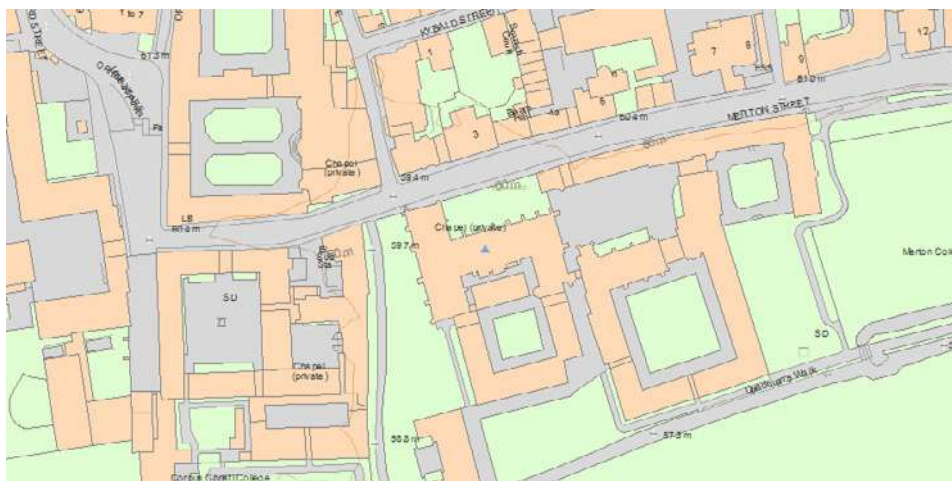
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1/4

9/29/21, 2:23 PM

MERTON COLLEGE, CHAPEL, FRONT QUADRANGLE, Non Civil Parish - 1199994 | Historic England

Map



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The above map is for quick reference purposes only and may not be to scale. For a copy of the full scale map, please see the attached PDF - [1199994.pdf](https://mapservices.HistoricEngland.org.uk/printwebserviceh/StatutoryPrint.svc/185514/HLE_A4L_Grade/HLE_A3L_Grade.pdf) (https://mapservices.HistoricEngland.org.uk/printwebserviceh/StatutoryPrint.svc/185514/HLE_A4L_Grade/HLE_A3L_Grade.pdf)

The PDF will be generated from our live systems and may take a few minutes to download depending on how busy our servers are. We apologise for this delay.

<https://historicengland.org.uk/listing/the-list/list-entry/1199994>

2/4

STATUTORY LIST DESCRIPTIONS

9/29/21, 2:23 PM

MERTON COLLEGE, CHAPEL, FRONT QUADRANGLE, Non Civil Parish - 1199994 | Historic England

This copy shows the entry on 29-Sep-2021 at 14:22:44.

Location

Statutory Address:

MERTON COLLEGE, CHAPEL, FRONT QUADRANGLE

The building or site itself may lie within the boundary of more than one authority.

County:

Oxfordshire

District:

Oxford (District Authority)

Parish:

Non Civil Parish

National Grid Reference:

SP 51695 06083

Details

MERTON COLLEGE 1, 1485 Front Quadrangle Chapel (to North-West of Front Quadrangle) SP 5106 SE 9/480B 12.1.54, I 2. The pre-existing church of St John Baptist served as chapel in 1274. Choir of new chapel built 1290-24 in Wheatley stone with some from Ifley and Cowley; contains notable stained glass of circa 1300. In 1330-35 the crossing was built and in 1368 the South transept, the windows of this being altered in C15. North transept, 1419-25. Bell-Tower built in 1448-51 in Headington and Taynton stone, Robert Janynys being the mason until 1449. West window is late C15. Chapel restored by Edward Blore, 1838-43 and again by Butterfield in 1854. The whole re-faced 1970-1.

Listing NGR: SP5168006079

Legacy

The contents of this record have been generated from a legacy data system.

Legacy System number:

245012

<https://historicengland.org.uk/listing/the-list/list-entry/1199994>

3/4

9/29/21, 2:23 PM

MERTON COLLEGE, CHAPEL, FRONT QUADRANGLE, Non Civil Parish - 1199994 | Historic England

Legacy System:

LBS

Sources

Other

Register of Parks and Gardens of Special Historic Interest in England, Part 34 Oxfordshire

Legal

This building is listed under the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended for its special architectural or historic interest.

End of official listing

Don't have an account? Register [here](https://account.historicengland.org.uk/sign-in) (<https://account.historicengland.org.uk/sign-in>)

<https://historicengland.org.uk/listing/the-list/list-entry/1199994>

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APPENDIX B

PHOTOGRAPHS

EXTERIOR



Fig. 01 North Elevation



Fig. 02 South Elevation



Fig. 03 South Elevation

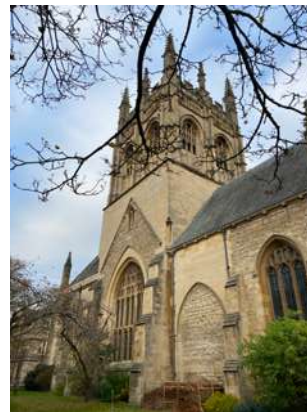


Fig. 04 West Elevation



Fig. 5 Choir roof north slope



Fig. 6 Choir roof north slope



Fig. 7 Choir roof north slope



Fig. 8 Choir roof north slope



Fig. 9 Choir roof north slope



Fig. 10 Choir roof north slope



Fig. 11 Choir roof south slope



Fig. 12 Choir roof south slope



Fig. 13 Choir roof south slope



Fig. 14 Choir roof south slope



Fig. 15 Choir roof south slope

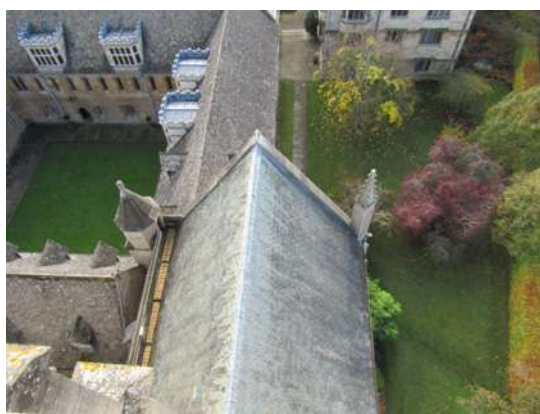


Fig. 16 South transept east & west slopes

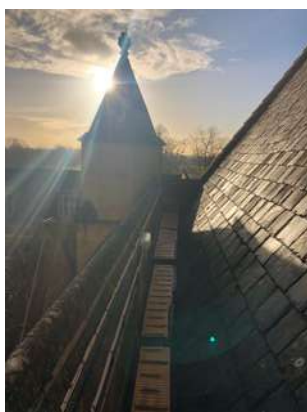


Fig. 17 South transept roof east slope



Fig. 18 North transept roof east & west slopes



Fig. 19 North transept roof east slope



Fig. 20 North transept roof east slope



Fig. 21 North transept roof east slope



Fig. 22 North transept roof spirelet



Fig. 23 Tower roof



Fig. 24 Tower roof



Fig. 25 Tower roof



Fig. 26 Tower roof



Fig. 27 Tower roof



Fig. 28 Tower roof



Fig. 29 Sacristy roof north slope

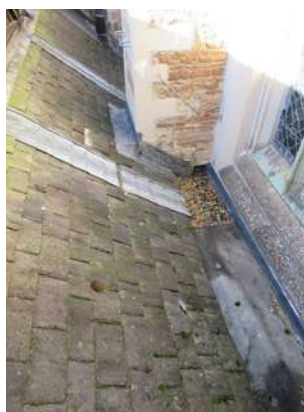


Fig. 30 Sacristy roof south slope



Fig. 31 Sacristy roof north slope



Fig. 32 Sacristy roof north slope



Fig. 33 Sacristy roof north slope



Fig. 34 Sacristy roof west elevation



Fig. 35 Sacristy roof south slope



Fig. 36 Sacristy roof south slope

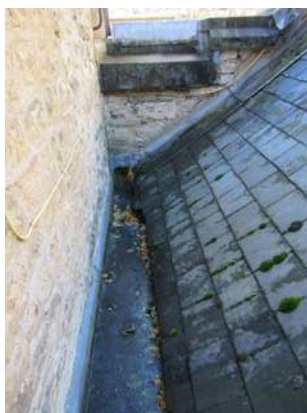


Fig. 37 Sacristy roof south slope



Fig. 38 Sacristy roof south slope



Fig. 39 Sacristy roof south slope



Fig. 40 Sacristy roof south slope



Fig. 41 Stone staircases



Fig. 42 Roof void over choir



Fig. 43 Choir North Elevation



Fig. 44 Choir North Elevation



Fig. 45 Choir North Elevation



Fig. 46 Choir North Elevation



Fig. 47 Choir north elevation buttress abutment



Fig. 48 Burial ground entrance



Fig. 49 Choir north elevation drainage channel



Fig. 50 Choir east elevation



Fig. 51 Choir east elevation



Fig. 52 Choir south elevation



Fig. 53 Choir south elevation



Fig. 54 Choir south elevation



Fig. 55 Choir south elevation



Fig. 56 Choir south elevation



Fig. 57 South elevation



Fig. 58 South elevation



Fig. 59 South transept east elevation



Fig. 60 South transept east elevation



Fig. 61 South-transept east elevation



Fig. 62 South transept east elevation



Fig. 63 Choir south elevation



Fig. 64 South transept south elevation



Fig. 65 South transept west elevation



Fig. 66 South transept south elevation

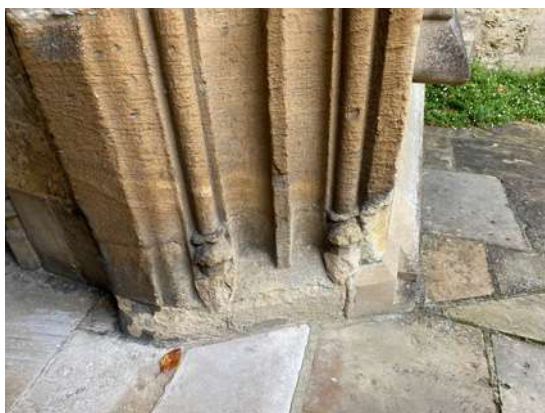


Fig. 67 South transept south elevation



Fig. 68 South transept south elevation



Fig. 69 South transept west elevation



Fig. 70 South transept west elevation



Fig. 71 South transept west elevation



Fig. 72 South transept west elevation



Fig. 73 Ante-chapel west elevation



Fig. 74 Ante-chapel west elevation



Fig. 75 Ante-chapel west elevation



Fig. 76 Ante-chapel west elevation



Fig. 77 North transept west elevation



Fig. 78 North transept west elevation



Fig. 79 North transept west elevation



Fig. 80 North transept west elevation



Fig. 81 North transept west elevation



Fig. 82 North transept west elevation



Fig. 83 North transept north elevation



Fig. 84 North transept north elevation



Fig. 85 North transept north elevation



Fig. 86 North transept north elevation



Fig. 87 North transept north elevation



Fig. 88 North transept north elevation



Fig. 89 North transept east elevation



Fig. 90 North transept east elevation



Fig. 91 North transept east elevation



Fig. 92 North transept east elevation



Fig. 93 Tower north elevation



Fig. 94 Tower north elevation



Fig. 95 Tower north elevation



Fig. 96 Tower south elevation



Fig. 97 Sacristy east elevation



Fig. 98 Sacristy east elevation



Fig. 99 Sacristy east elevation



Fig. 100 Sacristy west elevation



Fig. 101 Sacristy west elevation



Fig. 102 Sacristy west elevation



Fig. 103 Sacristy west elevation



Fig. 104 Sacristy west elevation



Fig. 105 Burial ground



Fig. 106 Burial ground



Fig. 107 Burial ground



Fig. 108 Burial ground



Fig. 109 Burial ground



Fig. 110 Maintenance yard



Fig. 111 Maintenance yard



Fig. 112 Maintenance yard



Fig. 113 Maintenance yard



Fig. 114 Maintenance yard



Fig. 115 Maintenance yard



Fig. 116 Front Quad



Fig. 117 West Garden



Fig. 118 West Garden

INTERIOR



Fig. 119 Bell Chamber



Fig. 120 Bell Chamber



Fig. 121 Bell Chamber



Fig. 122 Bell Chamber



Fig. 123 Bell Chamber

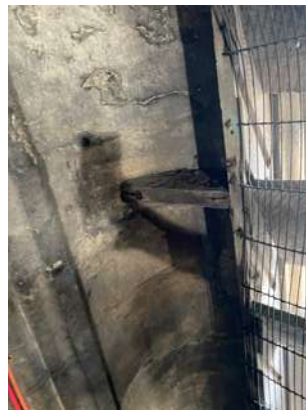


Fig. 124 Bell Chamber



Fig. 125 Bell Chamber



Fig. 126 Bell Chamber



Fig. 127 Bells



Fig. 128 Bells



Fig. 129 Bell Chamber



Fig. 130 Bell Chamber



Fig. 131 Bell Chamber



Fig. 132 Bell Chamber



Fig. 133 Bell Chamber



Fig. 134 Bell Chamber



Fig. 135 Ringing Gallery



Fig. 136 Ringing Gallery



Fig. 137 Ringing Gallery



Fig. 138 Ringing Gallery



Fig. 139 Ringing Gallery



Fig. 140 Ringing Gallery



Fig. 141 Ringing Gallery

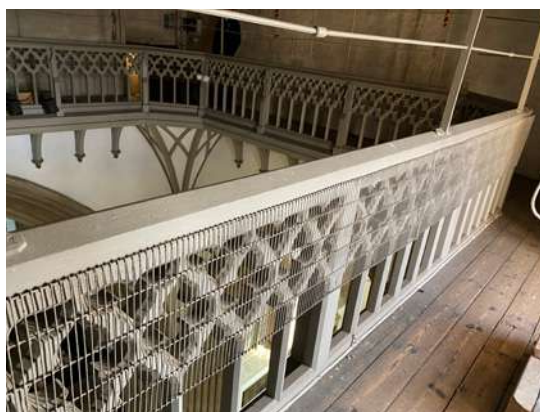


Fig. 142 Ringing Gallery



Fig. 143 Ringing Gallery



Fig. 144 Ringing Gallery



Fig. 145 Choir window tracery



Fig. 146 Choir south windows

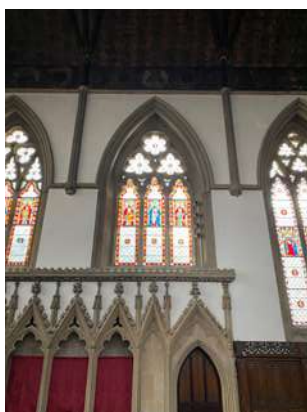


Fig. 147 Choir south windows



Fig. 148 Choir south windows



Fig. 149 Choir south windows



Fig. 150 Choir south windows



Fig. 151 Choir south windows



Fig. 152 Choir south windows

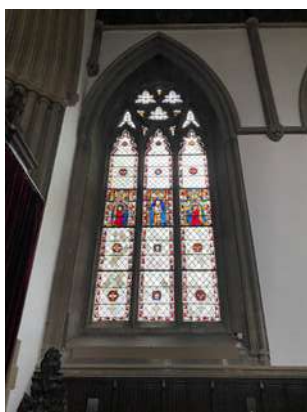


Fig. 153 Choir north windows

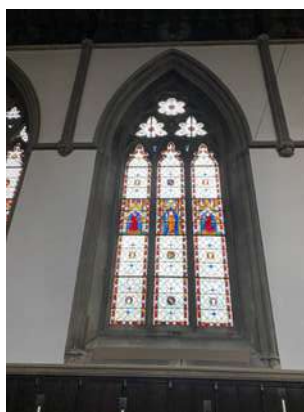


Fig. 154 Choir north windows



Fig. 155 Choir north windows



Fig. 156 Choir north windows



Fig. 157 Choir north windows



Fig. 158 Choir north windows



Fig. 159 Choir north windows



Fig. 160 Choir



Fig. 161 Choir

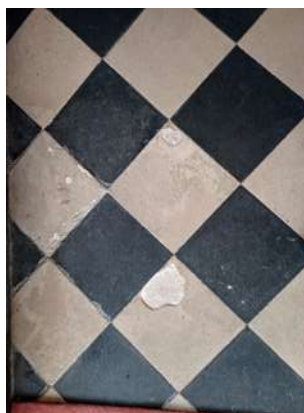


Fig. 162 Choir



Fig. 163 Choir



Fig. 164 Choir



Fig. 165 Choir

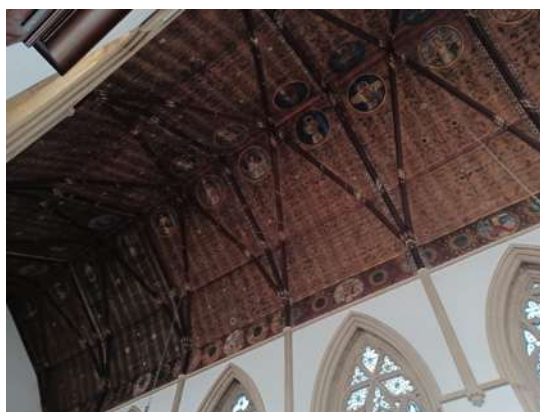


Fig. 166 Choir



Fig. 167 Choir



Fig. 168 Choir



Fig. 169 Choir



Fig. 170 Choir



Fig. 171 Choir



Fig. 172 Choir



Fig. 173 Choir

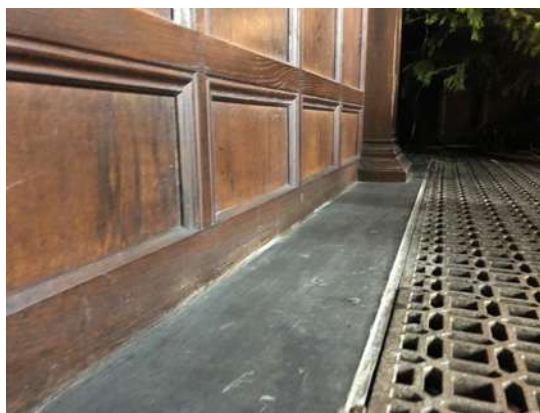


Fig. 174 Choir



Fig. 175 Choir



Fig. 176 Choir



Fig. 177 Choir



Fig. 178 Choir



Fig. 179 Ante-chapel, Crossing



Fig. 180 Choir



Fig. 181 Ante-chapel, Crossing



Fig. 182 Ante-chapel, Crossing



Fig. 183 Ante-chapel, Crossing



Fig. 184 Ante-chapel, Crossing



Fig. 185 South Transept, south elevation



Fig. 186 South Transept



Fig. 187 South Transept, lobby



Fig. 188 South Transept



Fig. 189 South transept, west elevation



Fig. 190 South transept, east elevation



Fig. 191 South transept, east elevation



Fig. 192 South Transept, west elevation



Fig. 193 South Transept, south elevation



Fig. 194 South transept, west elevation



Fig. 197 North Transept, west elevation



Fig. 198 North Transept, east elevation



Fig. 199 North transept, east elevation



Fig. 200 North transept, east elevation



Fig. 201 North Transept, west elevation



Fig. 202 North Transept, north-east corner



Fig. 203 North Transept, north door

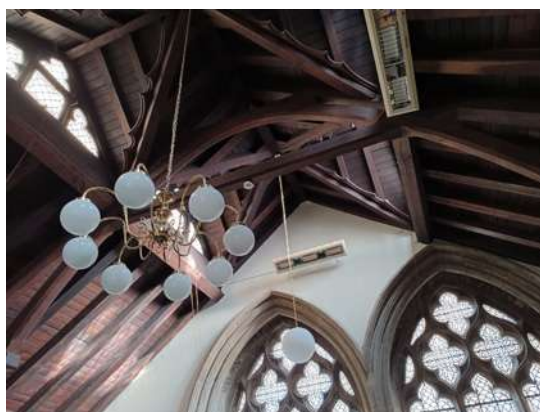


Fig. 204 Sacristy, ceiling



Fig. 205 Sacristy, ceiling

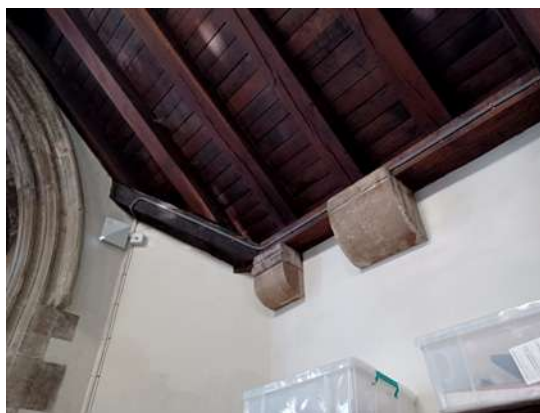


Fig. 206 Sacristy



Fig. 207 Sacristy



Fig. 208 Sacristy



Fig. 209 Sacristy



Fig. 210 Sacristy



Fig. 211 Sacristy



Fig. 212 Sacristy

APPENDIX C

HISTORIC DEVELOPMENT OF THE CHAPEL

Note: The following chronology is extracted from Alan Bott's invaluable book⁰¹ and its section (pp.68 – 106) which deals with the history of the Chapel. Some additional 20th century dates have been added from other sources.

THIRTEENTH CENTURY

Early thirteenth century: The old parish church of St John the Baptist, the Founder's first acquisition in Oxford, served the worshipping needs of the College during the first 30 years of its existence.

1265-6:

The grant of the site, together with the advowson of the church, had been made by the Abbot of Reading.

1280s:

English antiquarian, Anthony Wood, described the church as being in a 'ruinous condition'.

1289-94:

Work began on building the Choir for a new church, Merton College Chapel, to replace the existing church which stood on the site now occupied by the north wing of the Mob Quad. The Choir was built in Wheatley stone from Iffley and Cowley. For the exterior, on both the northern and eastern sides, the seven bays of the Choir are separated by ashlar buttresses with traceried niched, gable tops and gargoyles above. As part of the design of the chapel, the masonry on the visible north and east sides is of ashlar, whilst the hidden south side is of rubble. The string course along the top of the building, which is carved with heads and foliage on the north side, is not repeated on the south side. Its large size attests to thirteenth century confidence with the growth of the College as well as the practical needs of the parishioners, as it continued to serve a dual function until 1891. During this time, Henry Mansfield, fellow of the College, donated figured and grisaille glass to the east window of the chapel. The east window is an important example of how the strict geometrical conventions of the Early English period of architecture was beginning to be relaxed at the end of the thirteenth century.

1292:

Merton College obtained full possession of the site when William of Chetyndon died.

FOURTEENTH CENTURY

1320s:

Choir was used as a place of burial for fellows of the College. The first of these, Richard de Hakebourne (1322), was to be followed probably by John de Wanting (1328), the fourth warden.

1330-35:

Crossing built to support the tower.

1368:

South transept constructed.

FIFTEENTH CENTURY

1419-1426:

North transept constructed as a designated space for the parishioners, accounting for the ability to enter the Chapel from the street. Donations to the Chapel resulted in additional stained-glass windows for the four east windows of the two transept and a sixth for the west window of the north transept.

1448-1456:

The works to the bell tower were completed in Headington and Taynton stone, following generous donations from College supporters, including the provision of a tenor bell by the Warden, Dr Henry Abyndon.

1497-1500:

Warden Richard Fitzjames installs an elaborate arch for the ceiling of the ante-chapel.

⁰¹ *Merton College: A Longer History of the Buildings & Furnishings* by Alan Bott, Oxford 2015

SIXTEENTH CENTURY

1517:

Transepts were still being ceiled. The ceilings for the choir and transepts survived until they were removed by Edward Blore and William Butterfield in the nineteenth century. The design of the Chapel was never completed, the land originally intended for the nave was leased to Bishop Foxe, founder of the neighbouring Corpus Christi College. The resulting T-shape became the model for many other Oxbridge College Chapels.

1549-50:

Under Edward VI, the minor altars were destroyed, the walls and some of the windows were whitewashed to purge them of 'popish' ways. For instance, the glass in the chancel window was protected by being boarded over and whitewashed.

SEVENTEENTH CENTURY

1646-55:

Church was in a bad physical state as a result of the Reformation and the Chapel was no longer used for service. The Medieval glass of the transepts and the lower part of the East Window were broken.

1651:

Payment of £7.8s.6d. for repairs to windows in the Hall, Chapel and repairing a new east window. Heraldic borders for the seven-light of the east window 'cleansed out' along with the 'popish' glass that offended the iconoclasts.

1655:

Part of the roof on the south transept collapsed, damaging some of the monumental stones which meant that a large number of inscriptions and effigies were lost.

1671:

Refurbishments to the Chapel by Sir Christopher Wren. This included replacing the Medieval floor tiles with black and white marble in the Choir, setting up new oak stalls with a wainscot behind in the classical style, erecting a new screen, and removal of fourteenth and fifteenth century College memorial slabs from the Choir to the north transept.

1673:

Stalls replaced.

1680:

Five old bells were re-cast into a peal of eight.

EIGHTEENTH CENTURY

1702:

Glass in seven lower lights of the east window replaced. Represented the chief parts of our Saviour's history in six compartments. The six scenes from the life of Christ were arranged in the seven lights of the east window of the Chapel, include the crucifixion, last supper, resurrection, nativity, ascension and baptism. The individual numbers of the date '1702' were placed in each of the four outer lights. The glass is the largest and best surviving example of this period. It remained in situ until 1934 when it became castigated as a blare of yellow and an affront to the peerless early fourteenth century glass which surrounded it. It was subsequently put into storage in the Chapel roof.

1752:

Wren's screen was not draught-proof from the ante-Chapel. The decision was made for it to be replaced with glass after the manner of sash windows. Three of the arches of the screen remain.

1773:

North roof of the Choir was re-leaded. The south, warmer, side is covered with Westmorland slate.

NINETEENTH CENTURY

1838 to 1843:

First phase of restoration undertaken by Edward Blore focussed on the ante-Chapel and involved the removal of the Fitzjames ceilings (c.1497-1500) and the introduction of a new Gothic screen and elaborate reredos. By removing the Fitzjames ceiling, Blore revealed fine wooden vaulting (c.1450) in the tower, created a gallery for the bell ringers, and opened the ceilings of the north and south transepts.

1847 to 1858:

Second phase of restoration undertaken by William Butterfield. This included removing the Wren screen, erecting a low wall at the entrance to the Choir, raising the altar by several steps, and erecting a large Gothic, gabled and pinnacle-flanked tympanum. Butterfield's heating system was the first one installed in the chapel in c. 1851. Butterfield re-used some of the black and white marble slabs from the seventeenth-century building and interspersed them with new bright red, encaustic tiles. As part of the restoration, the Chapel ceiling was unveiled in 1850 to reveal the finished work of John Hungerford Pollen.

1876:

Third phase of restoration undertaken by Sir George Gilbert Scott to clear and decorate the Chapel in a neo-Gothic style as created by Butterfield.

1881:

Sir Thomas Jackson restored the fifteenth-century statues on the outside of the wall of the north transept.

1886:

By this date the College brewery, that had occupied the Sacristy for nearly sixty years, was removed and the building was restored.

TWENTIETH CENTURY

1919-23:

Fourth phase of restoration undertaken by Sir Ninian Comper. This included resetting the reredos at the east end in a classical wooden framework and installing a linenfold wainscot. Comper installed the large carved memorial slab on the steps leading up to the high altar.

1939:

Butterfield's low walls and gates at the entrance to the Choir were removed. In October, with war imminent, the ancient stained glass in the east window and some of glass in the Quire were temporarily removed to the vaults in the Bodleian library for safe keeping.

1957:

All the stonework was renewed on the north and south transepts of the Chapel, and the south window of the south transept. The chimney on the Sacristy was removed at this time.

1959-1969:

A major campaign of restoration work was undertaken during this period. The north transept of the Chapel was restored in Clipsham stone and the two statues, the Virgin and St John the Baptist, were cleaned and repaired. Work on the Chapel was more or less continuous between 1965 and 1969, starting with the east side of the north transept, and including the renewal of buttresses and recarving of seven large gargoyles on the north side of the Choir. The east window was restored in 1969, and all the glass repaired and releaded by King and Son of Norwich. Within the Chapel, the remains of the Wren screen were re-erected.

1968-9:

Pollen's painted ceiling was whitewashed. The ceiling remains faded and reduced.

HISTORIC DEVELOPMENT OF THE CHAPEL

TWENTY-FIRST CENTURY

2000:

Glass of 1702 was returned to the College and installed in the north transept. As the panels are broad, the glass is placed in manganese bronze frames which stand inside the fifteenth century fenestration.

2013:

A ramped external access replaced the steps at the approach to the main entrance.

2013:

New organ, the Dobson Organ, installed.

2014:

A wooden ramp was installed between the ante-chapel and choir.

APPENDIX D

DESCRIPTION FROM PEVSNER

The following extract is taken from *The Buildings of England: Oxfordshire*, Jennifer Sherwood and Nikolaus Pevsner, 1974:

Merton Chapel is only a fragment. Walter de Merton wanted it to have a nave and aisles. If it had, to any reasonable length, the whole would have been at least 200ft and more probably 240....As it is, the nave and aisles were never built, and so, consisting of transepts, crossing and choir only, Merton established the type which other Oxford colleges followed....Only the choir dates from the C13. It is in fact well dated. Work had started just before 1290 and roofing took place in 1296-7. The window details fit such a date to perfection and are one of the best examples of late C13 tracery in the country. The E window is huge, of seven lights, all pointed-trefoil-cusped and with, in the head, a roundel of twelve spokes, all also pointed-trefoil-cusped. The three plus three side parts have intersecting tracery. This combination of intersecting tracery with a roundel destroying its even rhythm is typical of c.1300. The side windows are of three lights and have motifs in which spherical triangles dominate, though there are also circles, trefoils, and other motifs of the geometrical style of tracery. When the choir was built, work went into the crossing, which was built c.1330-5. The S transept followed in 1367-8, though its windows are C15 and similar to those of the N transept whose date is supposed to be 1416-24. The dedication took place in 1425, but the tower over the crossing was only erected in 1448-9. The tower is broad and stately. The bell stage has to each side two three-light openings with panel tracery, and on top is a (renewed) openwork embattled parapet with eight pinnacles. The N transept is Perp too, with a seven-light N window. To the street I and r of this are two statues, definitely not c.1425 in style, but rather of the late c15. They are supposed to be the Virgin and St John the Baptist (the chapel was until recently the

*parish church of St John Baptist). There is a doorway between the windows and (inside) high blank dado panelling. The W window is Perp too, and proves that by the late C15 or so all plans for a nave had been given up * (but Mr Hodgson tells me that recently the arch for the start of the nave has been discovered, hidden by the existing large window.) * The S transept windows are also Perp. On this side the chapel is rather hemmed in. the SACRISTY was ready by 1309-11 and is remarkable because its windows have tracery with reticulation units, proving that Oxford was familiar with this motif by 1310.*

The CHAPEL INTERIOR is on a grand scale, very lofty and very spacious. The climax is the crossing with its tremendous piers, six shafts to each side of each pier, except that those for the nave have only five. Bases and capitals and arch mouldings are all typically Dec, although the date of the crossing, c.1330-5, can hardly apply to the E arch, without which the choir cannot have been finished. So this ought to be of c.1300.

The choir windows are shafted inside, and there are also vaulting shafts starting on excellent corbels from the level of the springing of the window arches. The roof is by Butterfield and of 1849-50. It was painted by J. Hungerford Pollen in 1850. The roof above the present one is said to be original. It is of the trussed-rafter type with scissor rafters. The ornate group of SEDILIA, PISCINA, and S doorway is almost certainly also by Butterfield. The pretty gallery round the crossing tower above the arches is of 1843-4. In the S transept is an original early c14 DOUBLE PISCINA, re-set evidently.

CHAPEL FURNISHINGS. FONTS. One is a gorgeous piece of Siberian green marble with an elliptical bowl. According to the inscription it was given by Tsar Alexander in 1816. – The other is by Butterfield of 1851 – HIGH ALTAR. The surround is by Comper, 1923, Italian Renaissance, black and gold, as it seemed to suit the ALTAR PAINTING, a good Crucifixion of the school of Tintoretto. – STALLS. 1851. – SCREEN. Money for it was left in 1671. High, of three arches, with Corinthian pilasters and over the middle arch an open scrolly pediment. * (Mr Hodgson adds: The screen was originally across the choir, between the first two windows. It was designed by Wren, along with a full set of stalls and side panelling. All Wren's work had been removed by 1851, some of it being given to other churches and some put in the library. About twelve years ago what could be salvaged was salvaged, and the existing smaller screen, about half of which is original, was reconstructed.) * – PULPIT. Simple and elegant; on twisted legs; c.1700. – LECTERN. Of brass, c.1500, with the arms of Fitzjames and an ornate inscription. This is an outstandingly fine piece, not in the least showy. It is of the gabled, i.e. double-reading-desk type (like those of Eton and King's College Chapels). – ORGAN CASE. By Robert Potter, 1968, in a neo-Georgian Gothic. – The trompe l'oeil PAINTING of the never-built nave is an idea of Mr Angus W. Acworth, done with the help of Robert Potter by Harker Studios, also 1968. The W window had to be covered to make the painting possible * (The painting included a portrait group at ground level. The college, however, would not have it, and it is now in Dorchester Abbey) – STAINED GLASS. See p. 81.

MONUMENTS. In the choir: brass to Wardens John Bloxham and John Whytton, c.1400. Two small figures (20 in.) on a bracket under a double canopy. The bracket is on the top of a staff. – Brass to Warden

Henry Server 1471. Priest, the figure 5ft 7in. long under a canopy. The orphreys with saints. – Memorial to those fallen in the First World War, a slate floor slab designed in 1922 by Comper, with a sword and a wreath.

In the N transept: Sir Thomas Bodley 1613. Alabaster and marble. By Nicholas Stone. It cost £200. Large hanging monument. His bust frontal in an oval recess. The recess is surrounded by four allegorical female figures in relief. They represent Music, Arithmetic, Grammar, and Rhetoric. To their l. and r. pilasters built up entirely of books laid flat one on top of the other. The allegorical figure at the bottom, seated in relief, represents Grammar, the beginning of higher education. So she holds a key and on the l. is an open doorway to an ascending stair. On the r. are the books of the grammarians Donatus, Diomedes, and Priscianus. – Brass fragments. Richard de Hakeborne, c.1311, brass in the head of a cross. Also a small figure in the ogee-arched head of a cross, later C14. – Anthony a Wood, the antiquarian 1695. Small cartouche, supporting a pediment. – Anne Wyrtele and Robert Wyrtele 1750. Small. With nice allegorical figures, a phoenix at the top. – J. Coleridge Patterson 1871. By T. Woolner. Tablet. Below he lies dead, above is his bust, and l. and r. Melanesian plants.

In the S transept: Sir Henry Savile, Warden of Merton, 1622. Large hanging wall-monument. Frontal demi-figure, handling a book. Statuettes of St John Chrysostom, Ptolemy, Euclid, and Tacitus l. and r. and Fame on top. In the 'predella' paintings of Merton and Eton (Sir Henry was Provost of Eton for a short time too). – Brass to John Bowke 1519, also a demi-figure. – Nathaniel Wright 1682. Cartouche with two little girls.

APPENDIX E

RECORDS OF PREVIOUS STONE RESTORATION PROJECTS

In *Oxford Stone Restored*⁰¹, it is noted that:

'In 1954 Mr Fielding Dod made a report on the college, proposing a twenty-year scheme of restoration....No architect was employed and the builders, throughout the restoration, were Symm and Co....'

In 1957 all the stonework was renewed on the north and south transepts of the Chapel, and the south window of the south transept. Clipsham stone was used, and the figure carvings are by Mr E S Smith. The following year...the north transept of the Chapel and the wet side of the tower were repaired, the latter to half-way up. Clipsham stone, partly with blue vein, was used.

In 1959 the north front of the north transept of the Chapel was restored in partly blue-veined Clipsham stone. [In 1960] The north transept of the Chapel was restored in Clipsham stone, and the two statues, the Virgin and St John the Baptist, were cleaned with lime poultices, injected to replace lost calcium and repaired with Headington stone particles and lime by Professor A R W Baker. The architect was Mr R Potter...Work continued on the Chapel. The north window in the north transept was repaired in Clipsham stone.

Work on the Chapel was more or less continuous between 1965 and 1969, starting with the east side of the north transept. Carvings were done by Mr E S Frith, and Clipsham stone was used. The north elevation of the choir has on it carvings by Mr P Quick, a sculptor employed by Symm & Co. since 1959, including the renewal of seven large gargoyles not used for conveying water since 1827. The east window, originally probably made of Milton stone, was restored in 1969, and all the glass repaired and releaded by King and Son of Norwich.

The Oxford History Centre holds a number of items relating to stone restoration by Symm & Co. The following were consulted by the author:

- Estimates for Merton College Chapel paving.⁰² These comprise estimates and correspondence regarding re-paving of the altar in 1922.
- Correspondence concerning various building projects at Merton College.⁰³ These papers date from 1954 and are concerned with proposals for the phased restoration of the Chapel.
- Estimates for the restoration of college stonework.⁰⁴ These comprise detailed estimates for stone restoration on the Chapel and other college buildings, from the period 1953 to 1957. They include marked-up photographs of parts of the Chapel exterior showing the decayed condition of the stonework. The estimates confirm that Clipsham stone was used for all stonework repairs throughout this period.

01 *Oxford Stone Restored: The Work of the Oxford Historic Buildings Fund 1957 – 1974, 1975*

02 <https://archiveshub.jisc.ac.uk/data/gb160-b27/b27/1/a3/15/8>

03 <https://archiveshub.jisc.ac.uk/data/gb160-b27/b27/1/cl/8>

04 <https://archiveshub.jisc.ac.uk/data/gb160-b27/b27/1/a3/15/12>

RECORDS OF PREVIOUS STONE RESTORATION PROJECTS

Enquiries have been made with the College Archivist, Julian Reid, regarding the programme of stone restoration that finished at some point around the end of the twentieth century. Rather surprisingly, there appear to be no records of when this was completed or any description of its scope and achievements. There is a brief reference to this campaign in the history of the college published in 1997:⁰⁵

'As early as 1953 the college had commissioned from Mr R Fielding Dodd a twenty-year plan for bringing all the old buildings up into good order...the Fielding Dodd plan proved an expensive undertaking and had to be spread over more than forty years rather than the original twenty years. In the early years the College was spending £4,000 to £5,000 per annum, but by 1993 the figure had risen to more than £136,000. In the closing years of the [twentieth] century repairs to the south side of the chapel remain to be completed.'

In 1977 the estimated cost of repairing the chapel tower was £300,000 plus VAT (Reg. Richards, p.584). In the event it cost £471,615.50 (ibid., p.1209).

⁰⁵ A History of Merton College, Oxford, Martin G H and Highfield J R L, Oxford, 1997

APPENDIX F

SOURCES

REPORTS

Condition Report on the Stained Glass in the Chapel and West Window of the Antechapel, and Conservation Recommendations, The York Glaziers Trust, June 2018

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